IERE PIZZA NORTH, INC.

212 & 214 FISHERVILLE ROAD
CONCORD, NEW HAMPSHIRE

GENERAL INFORMATION

OWNER

MAP 201P, LOT 141
MERRIMACK COUNTY SAVINGS BANK
89 N. MAIN ST.
CONCORD NH 03301-4935
B.2819 P.1342

APPLICANT

IERE PIZZA NORTH, INC.
212 NORTH MAIN ST.
CONCORD NH 03301

PREPARED FOR

PREPARED FOR
IERE PIZZA NORTH, INC.
212 NORTH MAIN ST.
CONCORD NH 03301

RESOURCE LIST

PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
41 GREEN STREET, 3RD FLOOR
CONCORD, NH 03301
PHONE: (603) 225-8515
CONTACT: CARLOS BAIA (DEPUTY CITY MANAGER - DEVELOPMENT) & HEATHER SHANK (CITY PLANNER)

ZONING DEPARTMENT
37 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8580
CONTACT: CHRIS CARLEY (CHAIR) & CRIAG WALKER (ZONING ADMINISTRATOR)

CODE ADMINISTRATION
37 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8580
CONTACT: MICHAEL SANTA (CODE ADMINISTRATOR)

CITY MANAGER
41 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8570
CONTACT: THOMAS J. ASPELL JR.

GENERAL SERVICES (PUBLIC WORKS)
311 NORTH STREET, CONCORD, NH 03301
PHONE: (603) 228-2737
CONTACT: CHIP CHESLEY (DIRECTOR)

POLICE DEPARTMENT
35 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8600
CONTACT: BRADLEY C. OSGOOD (CHIEF OF POLICE)

FIRE DEPARTMENT
41 GREEN STREET, CONCORD, NH 03301
PHONE: (603) 225-8570
CONTACT: PAUL SIOROIS (FIRE MARSHALL)

ABUTTERS

MAP 192P, LOT 90
BO & POP LIMITED PARTNERSHIP
C/O FOXFIRE MGMT ATTN: PAUL COLE
PO BOX 1438
CONCORD NH 03302-1438
B.1976 P.102

MAP 201P, LOT 111
LAURA L. GREEMORE
4 VILLAGE ST.
PENNACOOK NH 03303-1909
B.1986 P.1005

MAP 201P, LOT 112
KIMBERLY A. HIGGINS
SCOTT A. CALLEY
146 SAINT MARIE ST.
MANCHESTER NH 03102-3843
B.2835 P.1493

MAP 201P, LOT 113
RACHELLE LOWE
5 MANOR RD.
PENNACOOK NH 03303-1906
B.3355 P.686

MAP 201P, LOT 114
ANNE F. GRAHAM
95 BEAVER MEADOW LN.
FRANCONIA NH 03580-5601
B.3484 P.288

MAP 201P, LOT 115
ERNEST A. JR. & MELISSA E. COULOMBE
15 MANOR RD.
PENNACOOK NH 03303-1906
B.2785 P.1486

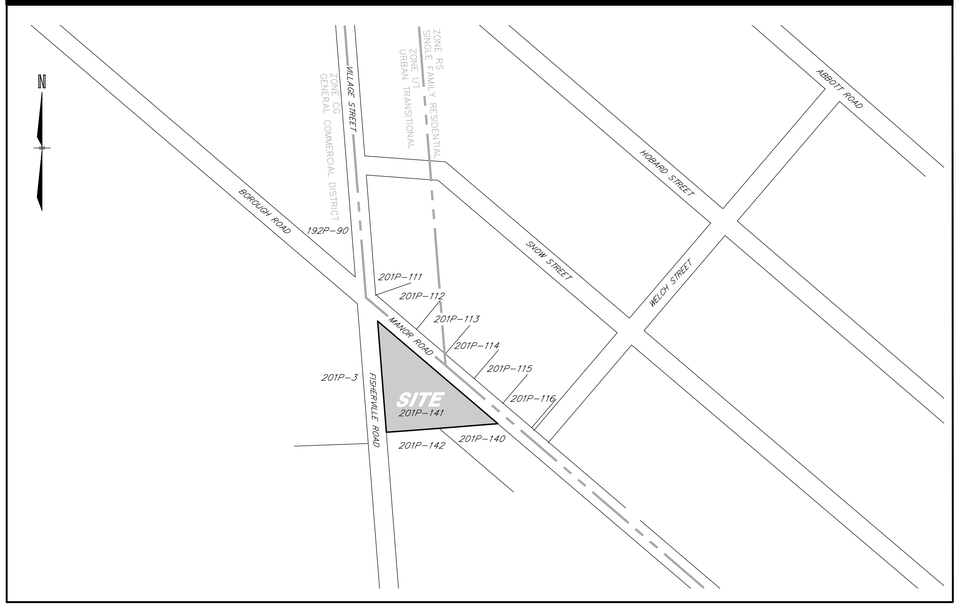
MAP 201P, LOT 116
JAMES R. FARLEY
17 MANOR RD.
PENNACOOK NH 03303-1906
B.2725 P.1586

MAP 201P, LOT 140
THOMAS A. & SUSAN B. GOODNESS
18 MANOR RD.
PENNACOOK NH 03303-1900
B.1855 P.517

MAP 201P, LOT 142
DESERT BROOK ENTERPRISES LLC
227 SPRING HILL RD.
SHARON NH 03458-7306
B.3340 P.1063

MAP 201P, LOT 3
ADN REALTY TRUST
& ABS REALTY TRUST
PO BOX 502
ANDOVER MA 01810-0009
B.2833 P.658

VICINITY PLAN



200 100 0 200
SCALE: 1"=200'

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INDEX OF SHEETS

SHEET	SHEET TITLE
1	COVER SHEET
2	EXISTING CONDITIONS
3	SITE LAYOUT PLAN
4	GRADING & DRAINAGE PLAN
5	UTILITY PLAN
6	LANDSCAPE PLAN
7	STORM WATER MANAGEMENT PLAN
8 - 20	DETAIL SHEETS
L1	LIGHTING PLAN (BY OTHERS)
H1	FISHERVILLE ROAD STRIPING PLAN
T1-T6	TURNING MOVEMENT PLANS

PERMITS / APPROVALS

	NUMBER	APPROVED	EXPIRES
TOWN SITE PLAN			
NHDES SEWER DISCHARGE			

A VARIANCE TO ARTICLE 28-7-7(G), (PARKING) SETBACKS AND RESTRICTIONS WAS GRANTED BY THE CONCORD ZBA ON FEBRUARY 6, 2019 TO ALLOW OFF-STREET PARKING TO BE LOCATED IN THE FRONT OF THE BUILDING BETWEEN THE BUILDING AND THE STREET.

A VARIANCE TO ARTICLE 28-7-2(E), THE TABLE OF OFF-STREET PARKING WAS GRANTED BY THE CONCORD ZBA ON FEBRUARY 6, 2019 TO PERMIT THE PROVISION OF 6 DRIVE-THROUGH QUEUING SPACES FOR THE "PIZZA" CARRY-OUT WHERE 11 QUEUING SPACES ARE REQUIRED.

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED
PROFESSIONAL ENGINEER
2/19/19

SITE PLAN

TAX MAP 201P LOT 141
COVER SHEET
IERE PIZZA NORTH, INC.
212 & 214 FISHERVILLE ROAD, CONCORD, NH
OWNED BY
MERRIMACK COUNTY BANK
PREPARED FOR
IERE PIZZA NORTH, INC.
SCALE: AS NOTED **FEBRUARY 19, 2019**

REV.	DATE	DESCRIPTION	DR	CK
1	3/29/19	ISSUE FOR PERMITTING	JH	RD

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FILE	95662.11	DR	JH	FB	–	SHEET 1 OF 20
		CK	RD	CADFILE	95662.11 Details	

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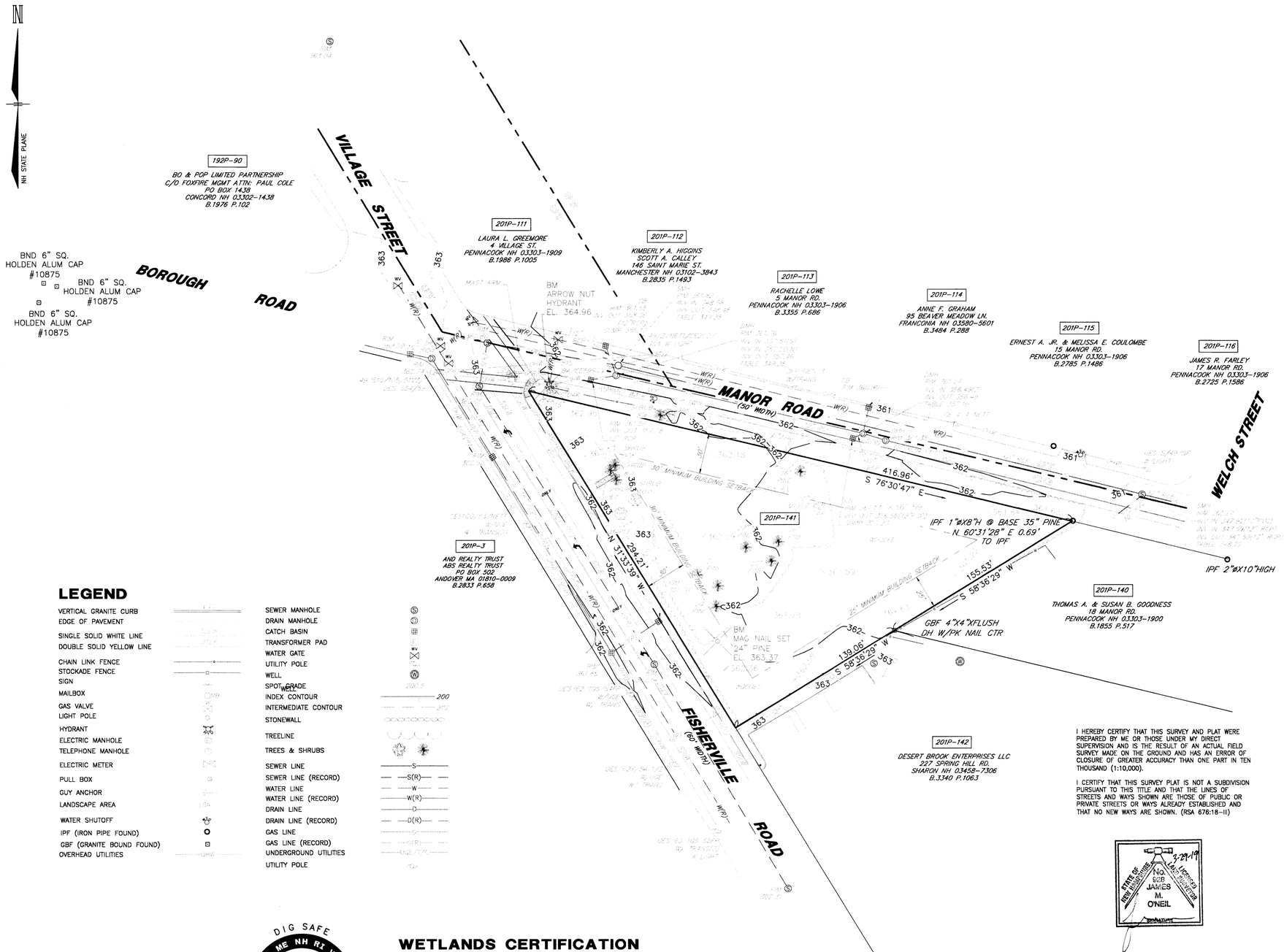
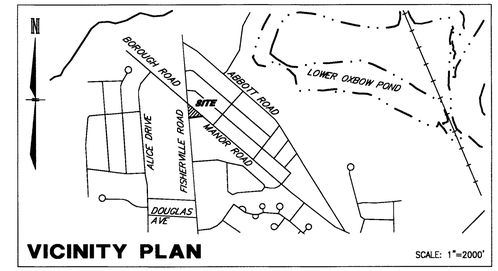
FOR REVIEW NOT FOR CONSTRUCTION





VICINITY PLAN

SCALE: 1"=2000'

REFERENCE PLANS

1. P.M.D.D.INC. AND FOY ASSOCIATES, INC. LOT TAX NO. 7684-C 11-08-79 AND LAST REVISED 7-1-80 BY BELLANTONE, FOOTE, HOWARD INC. M.C.R.D. PLAN #6310.
2. SUBDIVISION OF THE LAND OF ENGLE ESTATES CONCORD, N. H. OWNER ENGLE ESTATES 7/20/84 BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN #8212.
3. SUBDIVISION PREPARED FOR MATTHEW FREESE CONCORD, N. H. OWNER ENGLE ESTATES 4/16/85 AND REVISED 4-17-85 BY HOLDEN ENGINEERING & SURVEYING INC. M.C.R.D. PLAN #8676.
4. EASEMENT SURVEY PLAN PREPARED FOR THE CITY OF CONCORD OF LAND BELONGING TO MAURICE E. NEEDHAM JR. 217 FISHERVILLE ROAD PENACOOK, CITY OF CONCORD, MERRIMACK CO., NEW HAMPSHIRE OCTOBER 17, 2003 AND LAST REVISED 9-9-04 BY BROWN ENGINEERING M.C.R.D. PLAN #16134.
5. RE-SUBDIVISION PLAN MAP 201P, LOT 142 & MAP 204P, LOT 65 DESERT BROOK ENTERPRISES, LLC CONCORD, MERRIMACK COUNTY, NEW HAMPSHIRE 09-15-11 AND LAST REVISED 8-24-12 BY HOLDEN ENGINEERING & SURVEYING, INC. M.C.R.D. PLAN #20020.
6. SUBDIVISION FOR ENGLE ESTATES INCORPORATED SURVEYED BY RAYCO ENGINEERING 4-14-78 AND LAST REVISED 1-15-79. NOT RECORDED.
7. AS-BUILT PLAN INTERSECTION IMPROVEMENTS FISHERVILLE ROAD/VILLAGE STREET BOROUGH ROAD/MANOR ROAD CONCORD, NEW HAMPSHIRE JUNE 20, 2006 BY BROWN ENGINEERING. NOT RECORDED.
8. AS-BUILT PLAN WORKSHEET OF VILLAGE STREET FOT THE CITY OF CONCORD MARCH 28, 2018 BY RICHARD D. BARTLETT & ASSOCIATES, LLC. NOT RECORDED.

NOTES

1. OWNER OF RECORD OF MAP 201 LOT P 141 IS MERRIMACK COUNTY SAVINGS BANK 89 N. MAIN ST. CONCORD NH 03301-4935. PROPERTY ADDRESS 212 FISHERVILLE RD., CONCORD, NH
2. DEED REFERENCE TO PARCEL IS BK. 2819 PG. 1342 IN THE MCRD.
   AREA = 43,336 SF+/- OR 0.9949 ACRES +/-.
3. 201P-141 INDICATES TAX MAP AND LOT NUMBER.
4. THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF AN EXISTING CONDITIONS SURVEY OF LOT 201P-141.
5. CURRENT ZONING IS CG- GENERAL COMMERCIAL DISTRICT.
6. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBER 33013C0339E EFFECTIVE DATE: APRIL 19, 2010 INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
7. BENCHMARK USED: NHCO CORS BASE STATION
   VERTICAL DATUM: NAVD 88 (CORS)
   BENCHMARKS SET: AS NOTED

   HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE
   HORIZONTAL DATUM: NAD 83
8. EASEMENTS, RIGHTS AND RESTICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS. OTHER EASEMENTS, RIGHTS OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF THE SUBJECT PARCELS WOULD DETERMINE.
9. UNDERGROUND UTILITIES SHOWN HEREON ARE SHOWN ENTIRELY FROM REFERENCE PLANS 7 & 8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.

LEGEND

VERTICAL GRANITE CURB
EDGE OF PAVEMENT
SINGLE SOLID WHITE LINE
DOUBLE SOLID YELLOW LINE
CHAIN LINK FENCE
STOCKADE FENCE
SIGN
MAILBOX
GAS VALVE
LIGHT POLE
HYDRANT
ELECTRIC MANHOLE
TELEPHONE MANHOLE
ELECTRIC METER
PULL BOX
GUY ANCHOR
LANDSCAPE AREA
WATER SHUTOFF
IPF (IRON PIPE FOUND)
GBF (GRANITE BOUND FOUND)
OVERHEAD UTILITIES

SEWER MANHOLE
DRAIN MANHOLE
CATCH BASIN
TRANSFORMER PAD
WATER GATE
UTILITY POLE
WELL
SPOT GRADE
INDEX CONTOUR
INTERMEDIATE CONTOUR
STONEWALL
TREELINE
TREES & SHRUBS
SEWER LINE
SEWER LINE (RECORD)
WATER LINE
WATER LINE (RECORD)
DRAIN LINE
DRAIN LINE (RECORD)
GAS LINE
GAS LINE (RECORD)
UNDERGROUND UTILITIES
UTILITY POLE

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18-III)

STATE OF NEW HAMPSHIRE
No. 6031
JAMES M. O'NEIL
LICENSED LAND SURVEYOR
3-29-19

TAX MAP 201P LOT 141

EXISTING CONDITIONS PLAN

IERE PIZZA NORTH, INC.

212 FISHERVILLE ROAD CONCORD, NH

OWNED BY

MERRIMACK COUNTY SAVINGS BANK

PREPARED FOR

IERE PIZZA NORTH, INC.

SCALE: 1"=40' **OCTOBER 26, 2018**

DIG SAFE
MA ME NH RI VT
CALL 811 TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

WETLANDS CERTIFICATION

NO WETLANDS WERE OBSERVED ON THIS SITE DURING OCTOBER 2018 BY CHRIS DANFORTH. THE WETLANDS WERE DEFINED ACCORDING TO THE 1987 ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL.

DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED UTILIZING THE CRITERIA OF "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND", VERSION 3, APRIL 2004.

DOMINANCE OF WETLAND VEGETATION WAS ASSESSED UTILIZING THE "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: 1988 NORTHEAST" (REGION 1) (PORTER B. REED, JR.)

40 20 10 0 40
Graphic Scale

REV.	DATE	DESCRIPTION	DR	CK
REV.	3/29/19	REVISIONS PER CITY REVIEW COMMENTS	TNB	JMO

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		CK	JMO	CADFILE	95662-11 Survey	SHEET 1 OF 1

LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
7. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
8. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
9. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
10. ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	4	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2 1/2" TO 3" CAL.	B&B
	3	MALUS 'PINK SPIRES' / PINK SPIRES CRABAPPLE	2' TO 2 1/2" CAL.	B&B
	2	NYSSA S. 'FIRESTARTER' / FIRESTARTER TUPELO	2 1/2" TO 3" CAL.	B&B
	8	QUERCUS PALUSTRIS 'GREEN PILLAR' / GREEN PILLAR PIN OAK	2 1/2" TO 3" CAL.	B&B
	6	PICEA GLAUCA / WHITE SPRUCE	7' TO 8'	B&B
	6	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	3 GAL.	CONT.
	7	CORNUS SERICEA 'FIREDANCE' / RED-OSIER FIREDANCE DOGWOOD	3 GAL.	CONT.
	15	FORSYTHIA 'LYNWOOD GOLD' / LYNWOOD GOLD FORSYTHIA	3' TO 4'	B&B
	15	JUNIPERUS H. 'BAR HARBOR' / BAR HARBOR JUNIPER	3 GAL.	CONT.
	13	PHYSOCARPUS O. SUMMER WINE' / SUMMER WINE NINEBARK	3 GAL.	CONT.
	8	RHODODENDRON 'LEE'S DARK PURPLE' / LEE'S DARK PURPLE RHODODENDRON	2' TO 2 1/2'	B&B
	15	TAXUS M. 'GREENWAVE' / GREENWAVE YEW	18" TO 24"	B&B
	23	THUJA O. 'SMARAGD' / EMERALD GREEN ARBORVITAE	5' TO 6'	B&B
	7	SPIRAEA ALBIFLORA / JAPANESE WHITE SPIREA	3 GAL.	CONT.
	46	HEMEROCALLIS 'HERON' / HERON DAYLILY	1 GAL.	CONT.
	6	PANICUM V. 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	3 GAL.	CONT.

LANDSCAPE CALCULATIONS

PARKING AREA SHADE TREES: ONE (1) ORNAMENTAL OR SHADE TREE PER 1,000 SQUARE FEET OF PARKING LOT/CIRCULATION AREA:

TOTAL PARKING LOT/CIRCULATION AREA = 22,841 SF

TOTAL REQUIRED = 22,841 SF/ 1,000 = 22.8 OR 23 TREES

TOTAL PROVIDED = 23 TREES

INTERIOR GREEN SPACE OF 50 OR MORE SPACE:

REQUIRED GREEN SPACE = N/A, LESS THAN 50 SPACES.

I, MICHAEL S. KRZEMINSKI, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS LANDSCAPE PLAN AND THAT I AM A PROFESSIONAL LANDSCAPE ARCHITECT LICENSED BY THE STATE OF NEW HAMPSHIRE.

TAX MAP 201P LOT 141

LANDSCAPE PLAN

IERE PIZZA NORTH, INC.

212 & 214 FISHERVILLE ROAD, CONCORD, NH

OWNED BY

MERRIMACK COUNTY SAVINGS BANK

PREPARED FOR

IERE PIZZA NORTH, INC.

SCALE: 1"=20' **FEBRUARY 19, 2019**

DIG SAFE

MA ME NH RI VT

CALL 811 TOLL FREE

UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

20 10 5 0 20

Graphic Scale In Feet

REV.	DATE	DESCRIPTION	DR	CK

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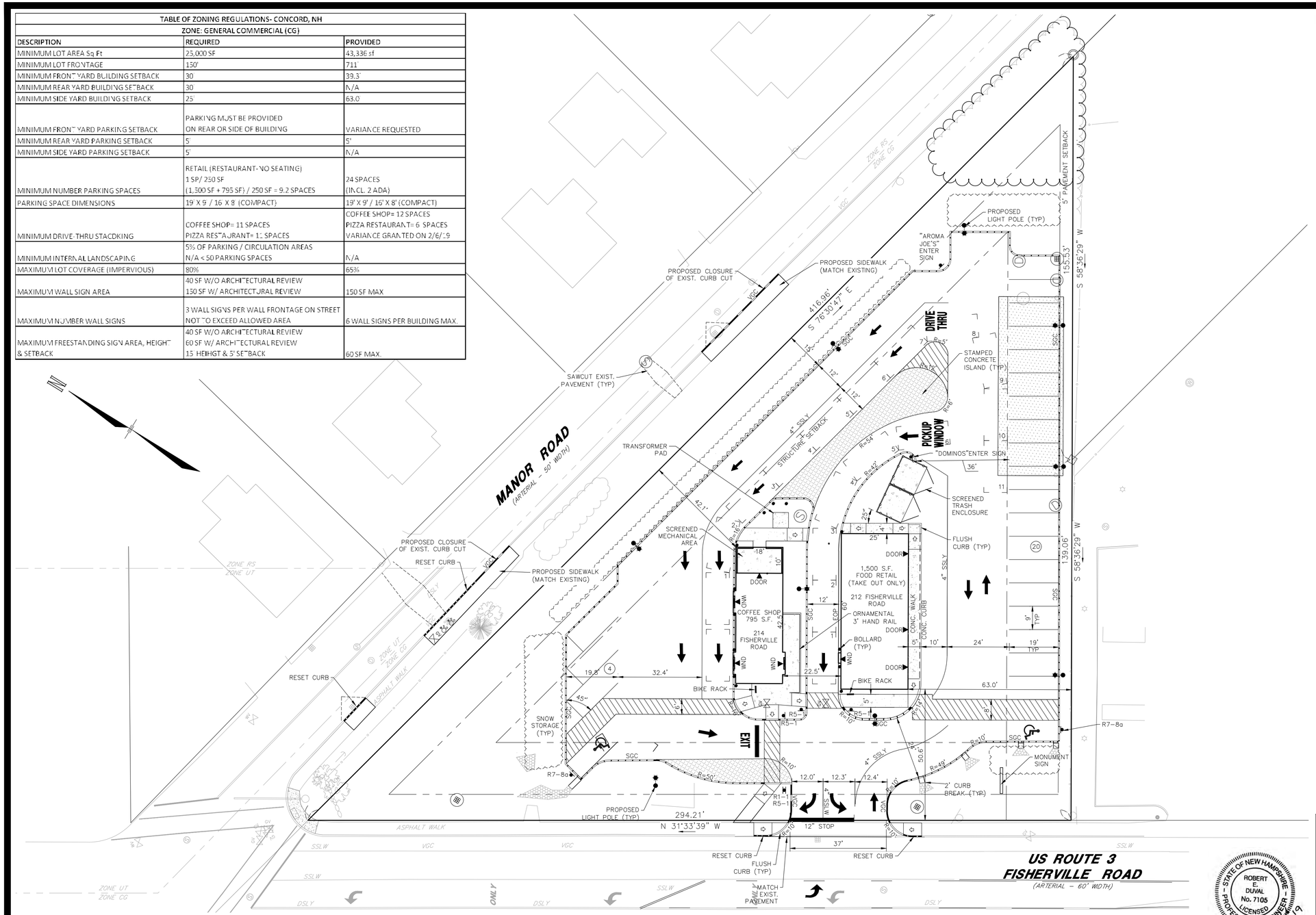
	CK MSK	CADFILE 95662-11 SITE PLANS		

TABLE OF ZONING REGULATIONS- CONCORD, NH		
ZONE: GENERAL COMMERCIAL (CG)		
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA Sq Ft	25,000 SF	43,336 sf
MINIMUM LOT FRONTAGE	150'	711'
MINIMUM FRONT YARD BUILDING SETBACK	30'	39.3'
MINIMUM REAR YARD BUILDING SETBACK	30'	N/A
MINIMUM SIDE YARD BUILDING SETBACK	25'	63.0'
MINIMUM FRONT YARD PARKING SETBACK	PARKING MUST BE PROVIDED ON REAR OR SIDE OF BUILDING	VARIANCE REQUESTED
MINIMUM REAR YARD PARKING SETBACK	5'	5'
MINIMUM SIDE YARD PARKING SETBACK	5'	N/A
MINIMUM NUMBER PARKING SPACES	RETAIL (RESTAURANT- NO SEATING) 1 SP/ 250 SF (1,500 SF + 795 SF) / 250 SF = 9.2 SPACES	24 SPACES (INCL. 2 ADA)
PARKING SPACE DIMENSIONS	19' X 9' / 16' X 8' (COMPACT)	19' X 9' / 16' X 8' (COMPACT)
MINIMUM DRIVE-THRU STACKING	COFFEE SHOP= 11 SPACES PIZZA RESTAURANT= 1: SPACES	COFFEE SHOP= 12 SPACES PIZZA RESTAURANT= 6 SPACES VARIANCE GRANTED ON 2/6/19
MINIMUM INTERNAL LANDSCAPING	5% OF PARKING / CIRCULATION AREAS N/A < 50 PARKING SPACES	N/A
MAXIMUM LOT COVERAGE (IMPERVIOUS)	80%	65%
MAXIMUM WALL SIGN AREA	40 SF W/O ARCHITECTURAL REVIEW 150 SF W/ ARCHITECTURAL REVIEW	150 SF MAX
MAXIMUM NUMBER WALL SIGNS	3 WALL SIGNS PER WALL FRONTAGE ON STREET NOT TO EXCEED ALLOWED AREA	6 WALL SIGNS PER BUILDING MAX.
MAXIMUM FREESTANDING SIGN AREA, HEIGHT & SETBACK	40 SF W/O ARCHITECTURAL REVIEW 60 SF W/ ARCHITECTURAL REVIEW 15' HEIHGT & 5' SETBACK	60 SF MAX.



NOTES

OWNER OF RECORD OF MAP 201P LOT 141: MERRIMACK COUNTY SAVINGS BANK 89 N. MAIN ST.

1. CONCORD NH 03301-4935. PROPERTY ADDRESS 212 FISHERVILLE RD., CONCORD, NH DEED REFERENCE TO PARCEL IS BK. 2819 PG. 1342 IN THE MCRD. AREA = 43,336 SF+/- OR 0.9949 ACRES +/-

2. THE PURPOSE OF THIS PLAN IS TO SHOW A SITE PLAN FOR A PROPOSED PIZZA RESTAURANT AND COFFEE SHOP WITH DRIVE THROUGH WINDOWS ON THE SUBJECT PARCEL.

3. CURRENT ZONING IS CG – GENERAL COMMERCIAL ZONING DISTRICT.

	REQUIRED	PROVIDED
MIN. LOT SIZE:	25,000 S.F.	43,336 S.F.
MIN. LOT FRONTAGE:	150'	711.17'±
MIN. BUILDING SETBACKS:		
FRONT	30'	39.3'
SIDE	25'	63.0'
REAR	30'	N/A'
MAX. BUILDING HEIGHT:	45'	20'
MAX. LOT COVERAGE:	80%	65%

4. PARKING CALCULATIONS:
   REQUIRED:
   RETAIL (RESTAURANT- NO SEATING) 1 SP./250 S.F.
   (1,500 S.F. + 795 S.F.) / 250 S.F. = 9.2 SPACES
   PROPOSED: 24 SPACES (INCL. 2 ACCESSIBLE)

5. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	MUNICIPAL
GAS	LIBERTY UTILITIES
ELECTRIC	UNITIL CORPORATION
TELECOMM	CONSOLIDATED COMMUNICATIONS

6. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.

7. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.

8. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.

9. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

10. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.

11. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE ITSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF IT'S INTENTIONS AT LEAST 48 HOURS IN ADVANCE OF SITE WORK.

12. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY IT'S WORK AT ALL TIMES.

13. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY ZONING ORDINANCE AND SITE PLAN REGULATIONS.

14. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.

15. ALL WORK IS TO CONFORM TO CITY OF CONCORD, DEPARTMENT OF GENERAL SERVICES STANDARD SPECIFICATIONS.

16. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.

17. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

18. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.

19. CURB AND PAVEMENT MARKING RADIUSES ARE 4 FEET TYPICAL, UNLESS NOTED OTHERWISE.

20. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST EDITION).

21. ALL NEW UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.

22. UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.

23. THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.

24. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE ROW.

25. THE CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED WATER AND SEWER SERVICES; AND STORM DRAIN CONNECTION.

26. THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.

27. A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) WILL BE REQUIRED FOR ALL WORK IN AND ADJACENT TO THE CITY ROW THAT WILL REQUIRE LANE CLOSURES. THE TTCP SHOULD BE SUBMITTED TO THE ESD FOR REVIEW AND APPROVAL A MINIMUM OF TWO WEEKS PRIOR TO THE CONSTRUCTION ACTIVITIES THAT REQUIRE THE LANE CLOSURE(S).

28. ADDITIONAL STREET DAMAGE FEES AND PAVEMENT REPAIRS IN FORCE RELATE TO WORK WITHIN FISHERVILLE ROAD ROW.

TAX MAP 201P LOT 141

SITE LAYOUT PLAN

IERE PIZZA NORTH, INC.

212 & 214 FISHERVILLE ROAD, CONCORD, NH

OWNED BY

MERRIMACK COUNTY SAVINGS BANK

PREPARED FOR

IERE PIZZA NORTH, INC.

SCALE: 1"=20' **FEBRUARY 19, 2019**

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED
PROFESSIONAL ENGINEER
2/19/2019

APPROVED BY THE CONCORD PLANNING BOARD

ON _____

CHAIRMAN: _____ *AND*

SECRETARY: _____

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UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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Graphic Scale in Feet

REV.	DATE	DESCRIPTION	DR	CK
1	3/29/19	ISSUE FOR PERMITTING	JH	RD

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Structural Engineers
Traffic Engineers
Land Surveyors
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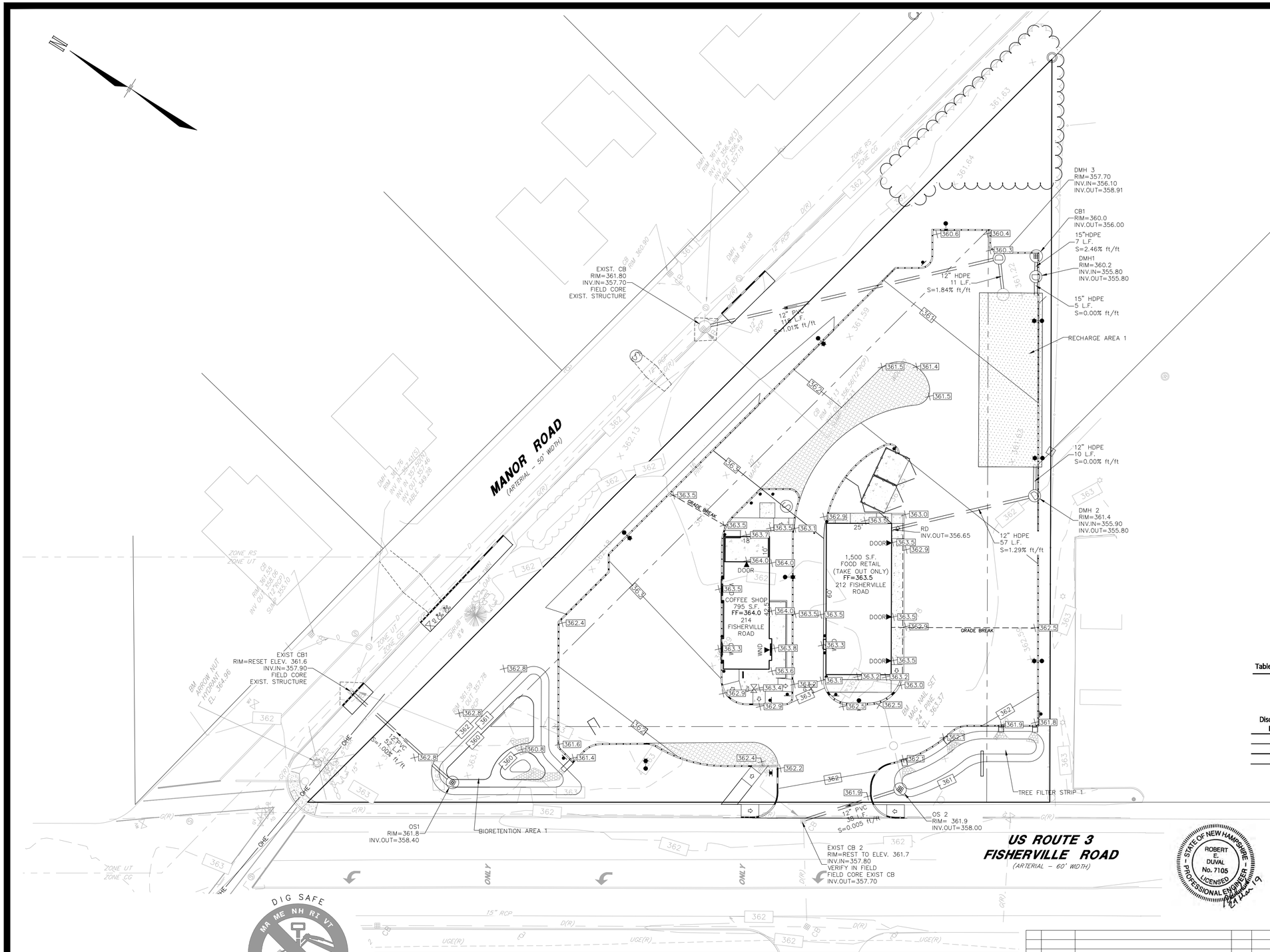

NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF CONCORD, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
6. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
7. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
8. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
9. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
10. IN ACCORDANCE WITH RSA 430:53 AND Agr 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
11. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION.
12. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
13. THE CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT FOR INFORMATION ABOUT GROUNDWATER CONDITIONS. THE CONTRACTOR SHALL FOLLOW THE GEOTECHNICAL ENGINEERS RECOMMENDED METHODS TO ADDRESS ANY GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
15. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
16. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
17. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
18. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
19. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.

Table 1 Peak Flow Summary

	2-Year Storm		10-Year Storm		25-Year Storm		100-Year Storm	
Discharge Point	Exist (cfs)	Prop (cfs)	Exist (cfs)	Prop (cfs)	Exist (cfs)	Prop (cfs)	Exist (cfs)	Prop (cfs)
DP-A	0.0	0.0	0.0	0.0	0.0	0.0	0.6	0.6
DP-B	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
DP-C	0.0	0.1	0.0	0.1	0.0	0.1	0.0	0.3

TAX MAP 201P LOT 141

GRADING & DRAINAGE PLAN

IERE PIZZA NORTH, INC.

212 & 214 FISHERVILLE ROAD, CONCORD, NH

OWNED BY

MERRIMACK COUNTY SAVINGS BANK

PREPARED FOR

IERE PIZZA NORTH, INC.

SCALE: 1"=20' **FEBRUARY 19, 2019**

STATE OF NEW HAMPSHIRE ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER 02/19/19

DIG SAFE MA ME NH RI VT CALL 811 TOLL FREE UTILITIES UNDER-GROUND PLANT DAMAGE PREVENTION SYSTEM

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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LANDSCAPE NOTES

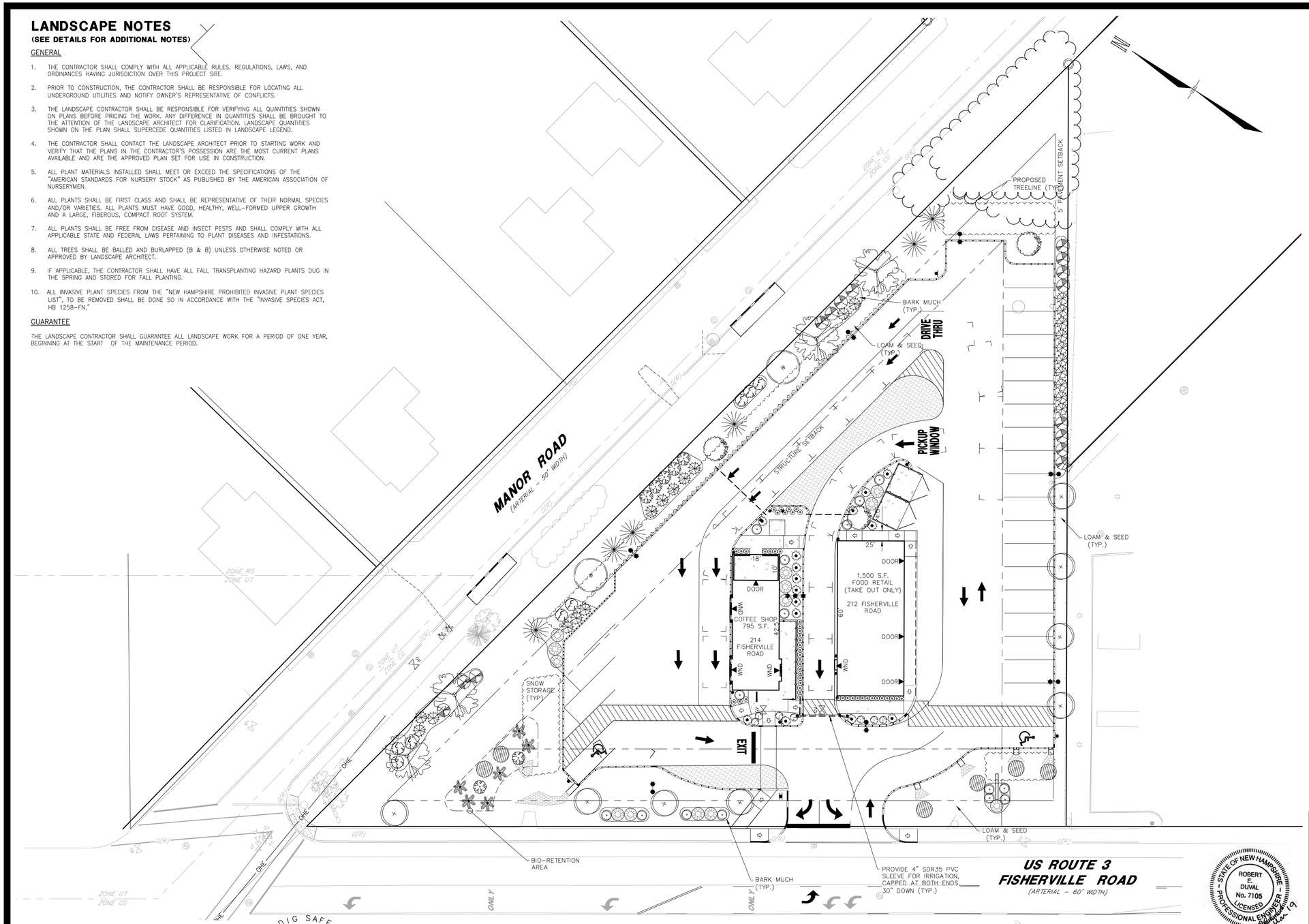
(SEE DETAILS FOR ADDITIONAL NOTES)

GENERAL

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
2. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
4. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
5. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
6. ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
7. ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
8. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
9. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
10. ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."

GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME / COMMON NAME	SIZE	REMARKS
	4	ACER RUBRUM 'OCTOBER GLORY' / OCTOBER GLORY RED MAPLE	2 1/2" TO 3" CAL.	B&B
	3	MALUS 'PINK SPIRES' / PINK SPIRES CRABAPPLE	2' TO 2 1/2" CAL.	B&B
	2	NYSSA S. 'FIRESTARTER' / FIRESTARTER TUPELO	2 1/2" TO 3" CAL.	B&B
	8	QUERCUS PALUSTRIS 'GREEN PILLAR' / GREEN PILLAR PIN OAK	2 1/2" TO 3" CAL.	B&B
	6	PICEA GLAUCA / WHITE SPRUCE	7' TO 8'	B&B
	6	AMELANCHIER ALNIFOLIA 'REGENT' / REGENT SERVICEBERRY	3 GAL.	CONT.
	7	CORNUS SERICEA 'FIREDANCE' / RED-OSIER FIREDANCE DOGWOOD	3 GAL.	CONT.
	15	FORSYTHIA 'LYNWOOD GOLD' / LYNWOOD GOLD FORSYTHIA	3' TO 4'	B&B
	15	JUNIPERUS H. 'BAR HARBOR' / BAR HARBOR JUNIPER	3 GAL.	CONT.
	13	PHYSOCARPUS O. SUMMER WINE' / SUMMER WINE NINEBARK	3 GAL.	CONT.
	8	RHODODENDRON 'LEE'S DARK PURPLE' / LEE'S DARK PURPLE RHODODENDRON	2' TO 2 1/2'	B&B
	15	TAXUS M. 'GREENWAVE' / GREENWAVE YEW	18" TO 24"	B&B
	23	THUJA O. 'SMARAGD' / EMERALD GREEN ARBORVITAE	5' TO 6'	B&B
	7	SPIRAEA ALBIFLORA / JAPANESE WHITE SPIREA	3 GAL.	CONT.
	46	HEMEROCALLIS 'HERON' / HERON DAYLILY	1 GAL.	CONT.
	6	PANICUM V. 'HEAVY METAL' / HEAVY METAL SWITCH GRASS	3 GAL.	CONT.

LANDSCAPE CALCULATIONS

PARKING AREA SHADE TREES: ONE (1) ORNAMENTAL OR SHADE TREE PER 1,000 SQUARE FEET OF PARKING LOT/CIRCULATION AREA:

TOTAL PARKING LOT/CIRCULATION AREA = 22,841 SF

TOTAL REQUIRED = 22,841 SF/ 1,000 = 22.8 OR 23 TREES

TOTAL PROVIDED = 23 TREES

INTERIOR GREEN SPACE OF 50 OR MORE SPACE:

REQUIRED GREEN SPACE = N/A, LESS THAN 50 SPACES.

I, MICHAEL S. KRZEMINSKI, HEREBY CERTIFY THAT I AM THE DESIGNER OF THIS LANDSCAPE PLAN AND THAT I AM A PROFESSIONAL LANDSCAPE ARCHITECT LICENSED BY THE STATE OF NEW HAMPSHIRE.

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED
PROFESSIONAL ENGINEER
2/19/19

TAX MAP 201P LOT 141

LANDSCAPE PLAN

IERE PIZZA NORTH, INC.

212 & 214 FISHERVILLE ROAD, CONCORD, NH

OWNED BY

MERRIMACK COUNTY SAVINGS BANK

PREPARED FOR

IERE PIZZA NORTH, INC.

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