

CONCRETE OR GRANITE BOUND  
STONE BOUND  
IRON PIPE  
IRON PIN  
DRILL HOLE  
NAIL OR RAILROAD SPIKE  
VERTICAL, BITUMINOUS CURB  
VERTICAL, GRANITE CURB  
EDGE OF PAVEMENT  
EDGE OF GRAVEL  
SINGLE BROWN WHITE LINE  
SINGLE SOLID WHITE LINE  
DOUBLE SOLID YELLOW LINE  
SINGLE SOLID YELLOW LINE  
SINGLE BROWN YELLOW LINE  
CHAIN LINK FENCE  
STOCKADE FENCE  
PAINTED ARROW  
LIGHT POLE  
TRANSFORMER PAD  
UTILITY POLE  
INDEX CONTOUR  
INTERMEDIATE CONTOUR  
BOLLARD  
SEWER CLEANOUT

**EXISTING**

- ☐ CBF/GBF
- ☐ SBF
- ☒ IPF
- ☒ iPinF or IRF
- ☒ DHF
- ☐ PK or RRS

VBC

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VGC

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SBLW

SSLW

DLSL

SSSL

SBSL

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603Z-59  
FCPT HOSPITALITY PROPERTIES LLC  
1000 DARDEN CENTER DR  
ORLANDO, FL 32837-4032  
B.3497 P.2358

GBF 4"SQ.X4"BG

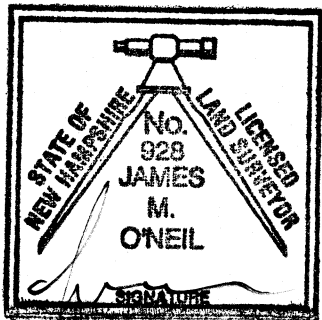
1. SITE PLAN MCKENNA'S PURCHASE CONCORD, NH, DATED 8-25-86 AND LAST REVISED 4-8-87 PREPARED BY HOLDEN ENGINEERING & SURVEYING INC., M.C.R.D. PLAN NO. 9590.
2. SUBDIVISION PLAN GENERAL MILLS RESTAURANTS, INC., CONCORD, NH, DATED 5-28-98 AND REVISED 7-15-98, PREPARED BY HOLDEN ENGINEERING & SURVEYING INC., M.C.R.D. PLAN NO. 14431.
3. ALTA\ACSM LAND TITLE SURVEY RARE HOSPITALITY INTERNATIONAL, INC., CONCORD, NH, DATED 8-12-99 PREPARED BY HOLDEN ENGINEERING & SURVEYING INC., M.C.R.D. PLAN NO. 14884.
4. ALTA\ACSM LAND TITLE SURVEY LAND OF HODGES DEVELOPMENT CORPORATION "COURTYARD SQUARE CONDOMINIUMS" LOCATION 211 LOUDON ROAD - CONCORD, NH, MERRIMACK COUNTY, TAX MAP 111-C BLOCK 3 LOTS 94-101, DATED AUGUST 16, 2000 BY FWS LAND SURVEYING P.L.L.C., M.C.R.D. PLAN NO. 15220.
5. CONDOMINIUM SUBDIVISION PLAN, MAP 117D/BLOCK 2/LOT 1 61 & 63, BRANCH TURNPIKE CONCORD, NEW HAMPSHIRE, PREPARED FOR ANN TEICHMAN & ARELL CURRIER THOMAS, DATED JANUARY 6, 2003 AND LAST REVISED 4/23/03, PREPARED BY W.G. HOWARD & ASSOCIATES, INC., M.C.R.D. PLAN NO. 16430.
6. ALTA\ACSM LAND TITLE SURVEY FOR 204 LOUDON ASSOCIATES, LLC, TAX MAP 111B, BLOCK 2, LOT 6, 204 LOUDON ROAD, CONCORD, NEW HAMPSHIRE, DATED JANUARY 27, 2006 BY JOSEPH M. WICHTER, L.L.S., INC., MCRD PLAN NO. 17729.
7. ALTA\ACSM LAND TITLE SURVEY, TAX MAP 111B, LOT 2-4, 208 LOUDON ROAD, CONCORD, MERRIMACK COUNTY, N.H., OWNED BY THOMAS A. MOON 1988 TRUST 10-02-07, PREPARED BY PROVAN & LORBER, INC., MCRD PLAN NO. 18902.
8. EASEMENT SURVEY, TAX MAP 111B, BLOCK 2, LOT 4, 208 LOUDON ROAD, CONCORD, MERRIMACK COUNTY, N.H., OWNED BY CONCORD FOUR, LLC, DATED 04-02-08 AND REVISED 5/16/08, PREPARED BY PROVAN & LORBER, INC., MCRD PLAN NO. 18943.
9. UTILITY EASEMENT PLAN PREPARED FOR THE CITY OF CONCORD LAND OF STORAGE STATION INC., MAP 111B, BLOCK 2, LOT 2, 220 LOUDON ROAD, CONCORD, N.H., DATED SEPTEMBER 18, 2014 BY RICHARD D. BARTLETT & ASSOCIATES, LLC, MCRD PLAN NO. 201400022126.
10. EASEMENT PLAN, LAND OF GOODWILL INDUSTRIES OF NORTHERN NEW ENGLAND, MAP 111B, BLOCK 2, LOT 6, 204 LOUDON ROAD, CONCORD, NEW HAMPSHIRE, MERRIMACK COUNTY, DATED DECEMBER 27, 2016 AND REVISED 1/26/17, PREPARED BY KEACH-NORDSTROM ASSOCIATES, INC., MCRD PLAN NO. 201700002949.

# NOTES

1. OWNER OF RECORD OF LOT 603Z-60 IS GOODWILL INDUSTRIES OF NORTHERN NEW ENGLAND  
353 CUMBERLAND AVE PORTLAND, ME 04104-2957  
B. 2865 P. 965  
PROPERTY ADDRESS: 204 LOUDON ROAD
2. DEED REFERENCE TO PARCEL IS BK. 2865 PG. 965 IN THE MCRD.  
AREA = 144,972 SF +/- OR 3.3281 ACRES +/-.
3. OWNER OF RECORD OF LOT 614Z-1 IS CONCORD FOUR LLC, 460 COE AVE., EAST HAVEN, CT 06512-3836  
B.3064 P. 1592  
B.3064 P. 1595  
PROPERTY ADDRESS: 208 LOUDON ROAD
4. DEED REFERENCE TO PARCEL IS BK. 3064 PG. 1592 & 1595 IN THE MCRD.  
AREA = 30,463 SF +/- OR 0.6993 ACRES +/-.
5. 630Z-60 INDICATES TAX MAP, BLOCK AND LOT NUMBER.
6. THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT BETWEEN LOTS 603Z-60 AND 614Z-1.
7. CURRENT ZONING: GENERAL COMMERCIAL (CG) ZONING DISTRICT  
MIN. LOT SIZE: 25,000 S.F.  
BUILDABLE LAND: 12,500 S.F.  
MIN. FRONTAGE: 150 FEET  
MAX. HEIGHT: 45 FEET  
MIN. BUILDING SETBACK: 30' FRONT, 30' REAR, 25' SIDE  
MAX. LOT COVERAGE: 80 PERCENT
8. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR MERRIMACK COUNTY, NEW HAMPSHIRE, (ALL JURISDICTIONS) MAP NUMBERS 33013C00551E EFFECTIVE DATE: APRIL 19, 2010 INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
9. HORIZONTAL COORDINATES: PROJECTION: NH STATE PLANE  
HORIZONTAL DATUM: NAD 83
10. EASEMENTS, RIGHTS AND RESTRICTIONS:
11. EASEMENTS, RIGHTS AND RESTRICTIONS 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.
12. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMOR 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.
13. THE SUBJECT PARCELS SHOWN HEREON ARE SERVED BY MUNICIPAL WATER AND SEWER.

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF A SURVEY ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



6-5-19

JAMES M. O'NEIL  
NH LLS NO. 928

DATE \_\_\_\_\_

TAX MAP 603Z LOT 60 & TAX MAP 614Z LOT 1  
**LOT LINE ADJUSTMENT PLAN**  
**GOODWILL INDUSTRIES &**  
**CONCORD FOUR LLC**  
**204 & 208 LOUDON ROAD CONCORD, NH**

OWNED BY  
**GOODWILL INDUSTRIES OF NORTHERN NEW ENGLAND**  
&  
**CONCORD FOUR LLC**  
PREPARED FOR  
**CONCORD FOUR LLC**

**SCALE: 1"=40'**

**APRIL 26, 2019**



Civil Engineers	48 Constitution Drive
Structural Engineers	Bedford, NH 03110
Traffic Engineers	Phone (603) 472-4488
Land Surveyors	Fax (603) 472-9747
Landscape Architects	<a href="http://www.tfmoran.com">www.tfmoran.com</a>
Scientists	

FILE	95941.01	DR	STB	FB	-	SHEET 1 OF 1
		CK	JMO	CADFILE	95941-00 Survey	

**TABULATIONS,  
MAP 603Z LOT 60.**

	REQUIRED:	EXISTING:	PROPOSED:
GROSS ACRES:	25,000 SF	144,972 SF ±	123,975 SF ±
PROPOSED USES:			
GROUND COVERAGE OF STRUCTURES:		26,849 SF±(21.65%)	
GROUND COVERAGE OF PARKING & DRIVE AISLES:		57,780 SF±	53,775 SF±(43.37%)
LOADING AREA:		2,000 SF±	
INTERNAL PARKING LOT LANDSCAPING AREA:		3,754 SF±	
IMPERVIOUS COVERAGE:	80%	85,400 SF(68.91%)	80,624 SF±(65.03%)
BUILDABLE LAND:		140,365 SF ±	119,090 SF±
FLOOR AREA:		26,224 SF±(21.15%)	
PARKING CALCULATIONS:	REQUIRED = 26,224 SF RETAIL @ 1 SPACE/250 SF = 105 SPACES		
	PROPOSED = 81 SPACES (INCLUDING 4 HANDICAPPED SPACES FROM PRIOR SITE PLAN)		
LOADING CALCULATIONS:	REQUIRED = 1 SPACE FOR 5001-20,000 SF RETAIL BUILDING		
	PROPOSED = 2 SPACES FOR 26, 224 SF RETAIL (FROM PRIOR SITE PLAN)		

**MAP 614Z LOT 1:**

	REQUIRED:	EXISTING:	PROPOSED:
GROSS ACREAGE:	25,000 SF	30,463 SF ±	51,463 SF ±
PROPOSED USES:			
GROUND COVERAGE OF STRUCTURES:		6,469 SF±(21.23%)	6,469 SF±(12.57%)
GROUND COVERAGE OF PARKING & DRIVE AISLES:		16,780 SF±(55.08%)	16,780 SF±(32.60%)
LOADING AREA:		1,053 SF±	
INTERNAL PARKING LOT LANDSCAPING AREA:		5,900 SF±	
IMPERVIOUS COVERAGE:	80%	24,771 SF(81.31%)	28,757 SF±(55.87%)
BUILDABLE LAND:		28,418 SF ±	49,418 SF±
FLOOR AREA:		6,469 SF±(21.23%)	
PARKING CALCULATIONS:	REQUIRED = 38 SPACES PER VARIANCE APPROVED 2008		
	PROPOSED = 38 SPACES (INCLUDING 2 HANDICAP) (FROM PRIOR SITE PLAN)		
LOADING CALCULATIONS:	REQUIRED = 1,000 S.F.		
	PROPOSED = 1,000 S.F. (FROM PRIOR SITE PLAN)		

PARKING CALCULATIONS: REQUIRED = 38 SPACES PER VARIANCE APPROVED 2008  
PROPOSED = 38 SPACES (INCLUDING 2 HANDICAP) (FROM PRIOR SITE PLAN)

LOADING CALCULATIONS: REQUIRED = 1,000 S.F.  
PROPOSED = 1,000 S.F. (FROM PRIOR SITE PLAN)



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36  
CITY PLANNING BOARD  
CITY OF CONCORD, NEW HAMPSHIRE  
in accordance with vote of the board dated:

Approval of this plan is limited to the lots as shown

Chai

Clerk

THE CITY OF CONCORD ZONING BOARD OF ADJUSTMENT, CASE NO. 47-07,  
GRANTED THE FOLLOWING VARIANCES ON JANUARY 7, 2008 FOR LOT 614Z-1:

1. USE VARIANCE TO ARTICLE 28-7-2(e) TO PERMIT 38 PARKING SPACES WHERE 42 ARE REQUIRED.
2. AREA VARIANCE TO ARTICLE 28-4-1(h) TO PERMIT TOTAL LOT COVERAGE OF 86.4% WHERE A MINIMUM OF 80% IS ALLOWED.
3. AREA VARIANCE TO ARTICLE 28-4-1(h) TO PERMIT A WESTERLY SETBACK OF 6.9 FEET WHERE A 25 FOOT SIDE YARD SETBACK IS REQUIRED.

1	6/5/19	REVISED PER CITY COMMENTS	JMO	HGM
REV.	DATE	DESCRIPTION	DR	CK

Graphic Scale