




PARKING SUMMARY REVISED AS OF 10-04-19
SEE CONDITIONAL USE PERMIT SUBMISSION

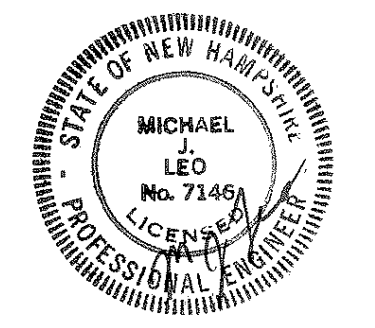
PARKING SUMMARY		TOTAL (16,156 S.F.)
REQUIRED	PROVIDED	
RESTAURANT PARKING (1 SPACE PER 3 SEATS)	27	27
RETAIL PARKING (1 SPACE PER 200 S.F.)	61	61
STANDARD PARKING SPACES	84	84
HANDICAP ACCESSIBLE PARKING SPACES	4	4
RETAIL RATIO (PER 1,000 S.F.)	5	5
RESTAURANT RATIO (PER SEAT)	1/3	1/3
TOTAL PARKING SPACES	88	88

ZONING TABLE	REQUIRED	PROVIDED
MINIMUM LOT AREA	8 AC.	1.52 AC.
BUILDING SQUARE FOOTAGE	N/A	16,200 S.F.
MIN. FRONTAGE	300 FT.	324.8 FT.
MIN. DEPTH OF FRONT YARD	60 FT.	75.5 FT.
MIN. DEPTH OF REAR YARD	40 FT.	41 FT.
MIN. DEPTH OF SIDE YARD	40 FT.	48.9 FT.
MAX. HEIGHT OF BUILDING	35 FT.	1 STORY
MAX. IMPERVIOUS SURFACE COVERAGE-%	90%	84.9%
MAX. IMPERVIOUS SURFACE COVERAGE-ACRES	1.34 AC.	1.29 AC.
MIN. LANDSCAPE AREA	1.0%	15.1%
INTERNAL PARKING LANDSCAPE AREA-%	5%	5.7%
INTERNAL PARKING LANDSCAPED AREA	1.975 S.F.	2,262 S.F.

	ADDRESS CITY COMMENTS	7/12/00	
	ADDRESS CITY COMMENTS	4/3/00	
	ADDRESS CITY COMMENTS	1/11/00	
No.	Revision	Date	Appvd.
Designed by		Drawn by	Checked by
CAD checked by		Approved by	
Scale	1"=20'	Date	December 17, 1999

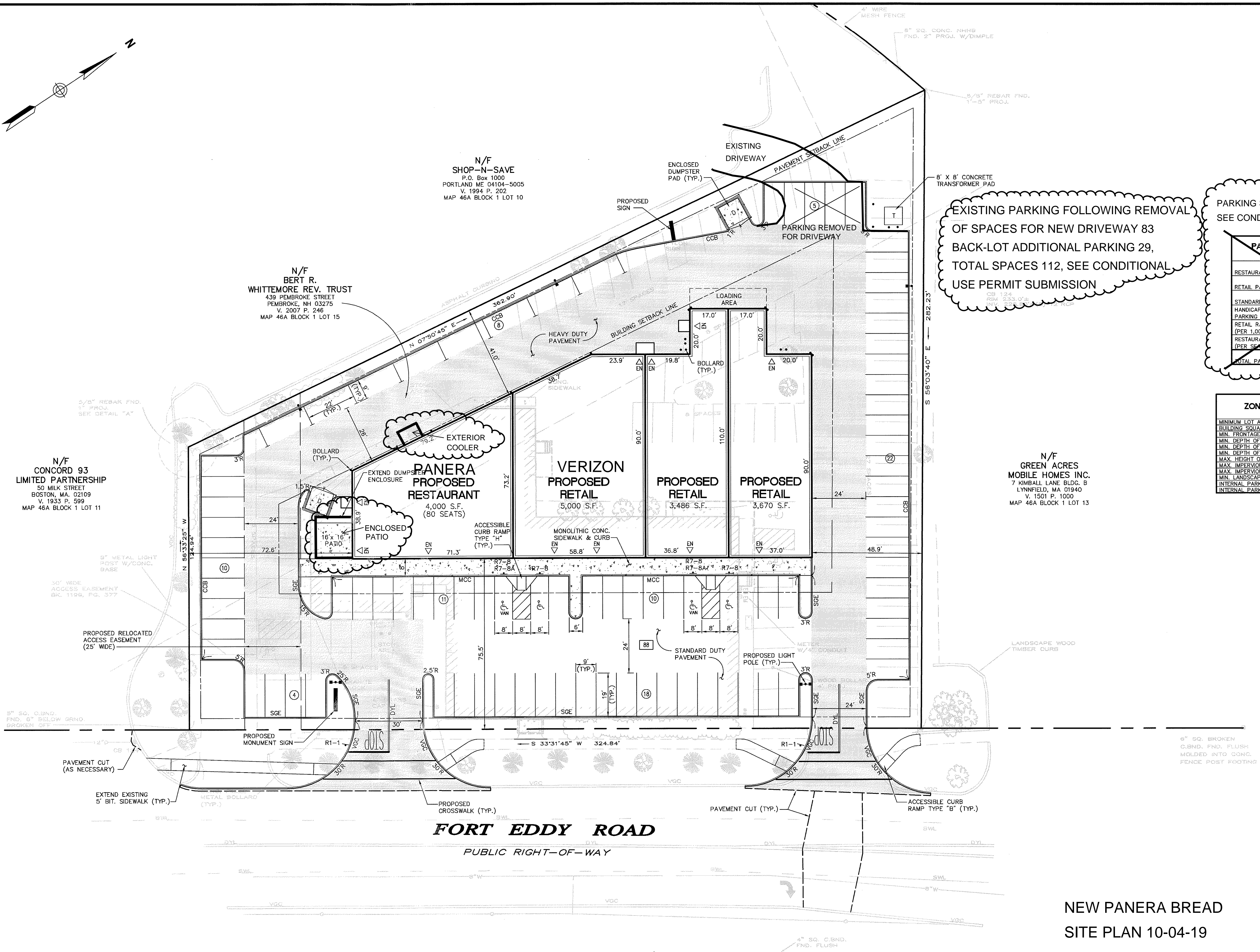
Proposed
Shopping Plaza
75-77 Fort Eddy Road
Concord, New Hampshire
Issued for
Site Plan Approval

Drawing Title
Layout and
Materials Plan

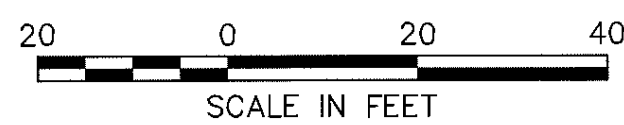


Drawing Number
C-4
Sheet of
4 10
Project Number
51055

51055DM



NEW PANERA BREAD
SITE PLAN 10-04-19



June 8

LEGEND

- POLE MOUNTED LIGHT 1000W 40'
- PC PYRUS CALLERYANA (SEE PLANTING SCHEDULE)
- PR PINUS RESINOSA (SEE PLANTING SCHEDULE)
- FS FAGUS SALVATICA (SEE PLANTING SCHEDULE)

PLAN REFERENCES

- "RE-SUBDIVISION FOR N.H. HIGHWAY HOTEL & RICHARD A. MORTON" BY RICHARD D. BARTLETT DATED NOV. 1, 1973. RECORDED AT MCRD AS PLAN #3458 & 4928.
- "BOUNDARY & PHYSICAL EVIDENCE PLAT PREPARED FOR COMMERCIAL DEVELOPERS INC. & MB-ELM INC." BY RICHARD D. BARTLETT DATED JULY 22, 1987. RECORDED AT MCRD AS PLAN #12483.
- "SITE PLAN MIDAS MUFFLER CONCORD, NH" BY HOLDEN ENGINEERING & SURVEYING INC. DATED 8-12-83.
- STATE OF NEW HAMPSHIRE HIGHWAY DEPT. PROJECT NO. 1002-2(3) SHEET NO. 53 & 57.

LOCATION MAP

SCALE: 1" = 400'

NOTES:

- OWNER OF RECORD IS BARBARA J. JOHNS 88 RIVER ROAD PENACOOK, NH 03303. DEED REFERENCE TO PARCEL IS BOOK 1874 PAGE 2276 DATED JAN. 10, 1992 IN THE MERRIMACK COUNTY REGISTRY OF DEEDS.
- DEVELOPERS ARE ROBERT ELDER ASSOCIATES 50 MILK STREET BOSTON, MA AND HANNAFORD BROS. CO. 145 PLEASANT HILL SCARBOROUGH, ME.
- SITE IS IDENTIFIED AS PARCEL 10 OF BLOCK 1 ON CONCORD TAX MAP SHEET 46A.
- TOTAL AREA OF PARCEL IS 47,688 SQ. FT. OR 1.095 ACRES.
- PARCEL LIES IN A "BB-SHOPPING CENTER BUSINESS DISTRICT" WHICH PERMITS THE PROPOSED USE BY RIGHT. DIMENSIONAL REQUIREMENTS APPLYING TO THIS USE ARE: SETBACK OF 5' AND LOT COVERAGE OF 90%.
- TOTAL AREA OF PAVEMENT 36,970 SQ. FT. LOT COVERAGE IS 77.5% AREA OF LANDSCAPING WITHIN PARKING FIELD 1,970 SQ. FT. OR 5.3%.
- CAPE COD BERM TO BE PLACED AT PERIMETER OF PAVED LOT AND ALL ISLANDS.
- LIGHTING TO CONSIST OF 1000 WATT LUMINAIRE ON 40' POLE. POLE AND FIXTURE TO BE AS INSTALLED AT ADJACENT SHOP 'N SAVE SITE.
- UNDERGROUND UTILITIES WITHIN THIS EASEMENT ARE STATED BY CONCORD ELECTRIC CO. TO INCLUDE 2-5" CONDUIT (CECO), 1-4" CONDUIT (NET&T) 1-2" CONDUIT (FIRE ALARM). NO AS-BUILT INFORMATION ON LOCATION OR DEPTH AVAILABLE FROM CONCORD ELECTRIC OR NET&T.
- CONTRACTOR TO VERIFY LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.

Changes to Plan
6-21-95

APPROVED

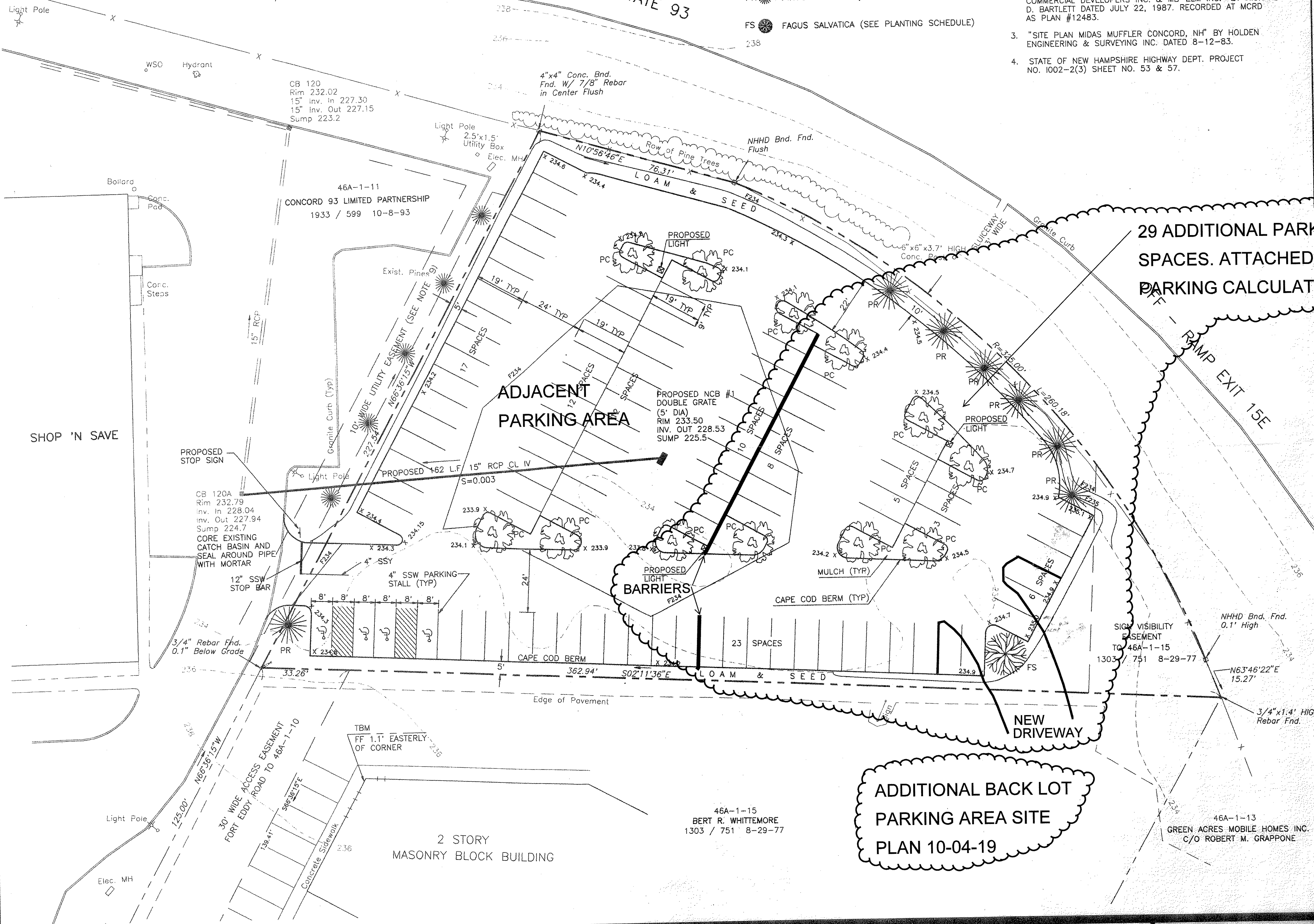
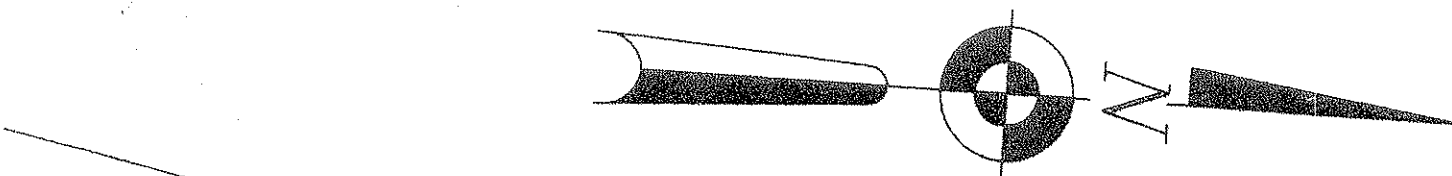
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:38
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
In accordance with vote of the board dated:

Approval of this plan is limited to that as shown.

CLERK CHAIRMAN
RECEIVED

JUN 13 1995

SCALE: 1" = 20' JUN 13 1995



HOLDEN ENGINEERING & SURVEYING, inc.

- Rte. 106 P.O. Box 249
Concord, N.H. 03302
(603) 225-6449
- 505 WEST HOLLIS STREET
SUITE 209A
Nashua, N.H. 03062
(603) 595-4776
- 9 Constitution Drive
Bedford, N.H. 03110
(603) 472-2076
- 41 North Road Suite 206
Bedford, Ma. 01730
(617) 275-2103

SITE PLAN
PREPARED FOR
HANNAFORD BROS. CO.
CONCORD, NH

Date	Revisions	Dr.	Chk.	Book	Page	Date
6-12-95	GENERAL					5-23-95
						Scale: 1" = 20'
						Dr. By: W.A. C. Bx: T.D.
						Job No. 98035
						Sheet no 1 of 2

SITEPLAN

RECEIVED

OCT 11 1995

Planning Division
Concord, NH