



# CITY OF CONCORD

Code Administration

37 Green Street ♦ Concord, New Hampshire 03301 ♦ 225.8580 ♦ Fax 225.8586

## APPLICATION TO ERECT A SIGN

Permit # \_\_\_\_\_

1) Address where sign is to be erected: 406 SOUTH MAIN ST2) **Message as shown on sign:**TBONES

3)	<u>Property Owner Information</u>	<u>Sign Installer Information</u>	<u>Sign Owner Information</u>
Name >	<u>SOUTH MAIN REALTY LLC</u>	<u>BARLO</u>	<u>SEE PROPERTY</u>
Address >	<u>124 BEDFORD CTR RD</u>	<u>158 GREELEY ST</u>	<u>OWNER</u>
City/State/ Zip >	<u>BEDFORD NH 03110</u>	<u>HUDSON NH 03051</u>	
Phone(s) >	<u>603 488 2080</u>	<u>603882 2638 X 333</u>	
E-mail >		<u>JENN@BARLOSIGNS.COM</u>	

4) Property Information: CG 91 ft 195 ft  
 Zone Building Frontage Lot Frontage

5) Type of Sign: ☒ New ☐ Relocation ☐ Replacement  
☐ Freestanding ☐ Monument  
☐ Wall ☒ Projecting ☐ Window ☐ Awning ☐ Roof ☐ Marquee ☐ Marker

5) Materials to be used: BEA LEXAN6) How & to what is sign supported: STEEL ANCHOR BOTLS

7) Dimensions of sign: 4'4" ft x 5'10" ft equals 25 sf  
 Length Height Total

8) Height Overall: Ground to bottom of sign \_\_\_\_\_ ft Ground to top of sign \_\_\_\_\_ ft

9) Illumination: ☐ None ☐ External ☒ Internal **Internally illuminated signs are NOT permitted in CVP, IS, UT or any Residential Zones**

10) Does sign project over public property or sidewalk? ☒ No ☐ Yes\* > \* NO ft in

11) How far back is leading edge of sign from any curb face? \_\_\_\_\_

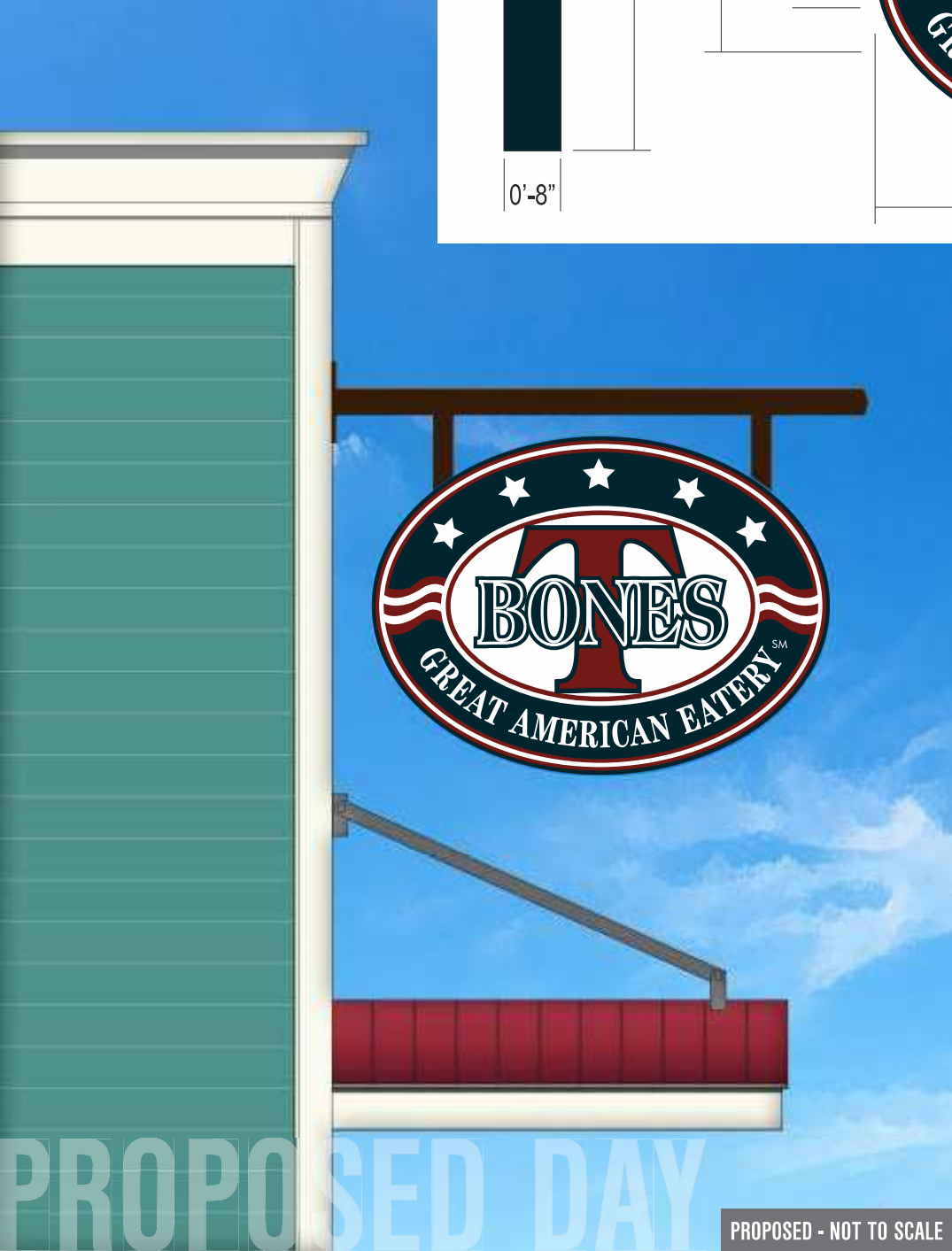
NOTE: Any applicant for a permit to locate a projecting sign over a public right-of-way, in accordance with this Ordinance, shall file with the Code Administrator, a certificate of insurance indemnifying the City of Concord against any form of liability in a minimum amount as specified by the Finance Director. No permit shall be issued prior to the receipt of said certificate and the permit shall be valid only so long as the certificate remains in effect. The policy shall provide for advance notification to the Code Administrator in the event of cancellation. If the policy should lapse or be cancelled, the applicant shall remove the sign immediately. (Article 28-6-11.a)

12) Does the sign require Design Review? ☒ \*Yes ☐ No Historic District Review? ☐ Yes ☒ No

\*Design review is **required** per Article 28-6-9.f, if any of the following apply:

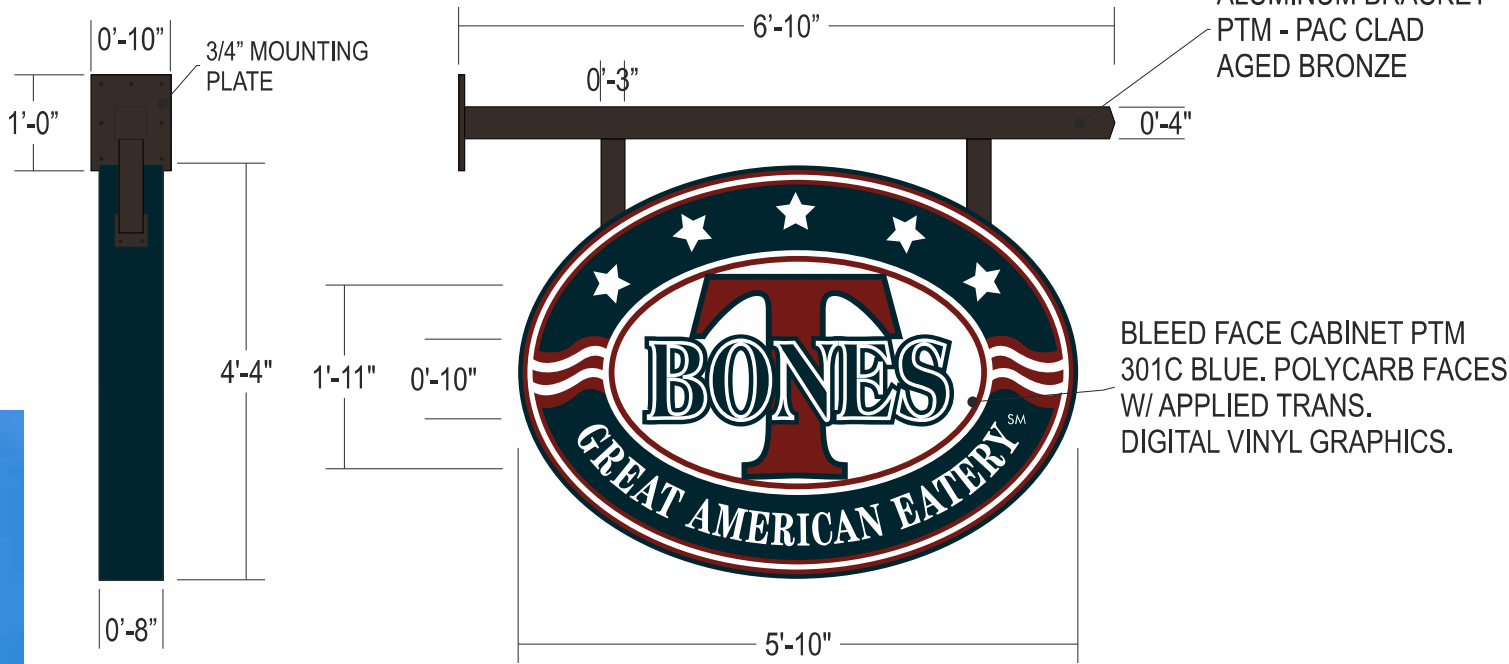
- I. The sign is to be located in a Performance (P) District
- II. The Development requires Major Site Plan Review, Article 28-9-4.d.1
- III. The sign area is greater than the maximum in Column 1 of Table 28-6-9.a
- IV. The sign is the second or third freestanding sign on a lot.

Continued  
on back →



PROPOSED DAY

PROPOSED - NOT TO SCALE



LOCATION PHOTO  
UNAVAILABLE

SITE SURVEY  
REQUIRED

MFG. SPECIFICATIONS - PROJECTING/BLADE SIGN

LED-ILLUMINATED

Cabinet: PTM PMS 301C BLUE  
FACE: 3/16" POLYCARB

RETAINER: N/A - Bleed Face  
COPY: DIGITAL TRANS. VINYL - PMS 1945C RED & PMS 301C BLUE

BORDER LIGHTING: N/A

ILLUMINATION: WHITE LEDS

Site electrical

ELECTRICAL WORK BY: ☐ BARLO ☐ OTHERS

☒ New      CIRCUITS REQ: 1    AMPS: 20    VOLTS: 120  
☐ Existing      CIRCUITS REQ:         AMPS:         VOLTS:     

UL REQ: ☒ YES ☐ NO    LOCATION: ☒ WET ☐ DAMP ☐ DRY    SERVICE SWITCH: ☒ YES ☐ NO  
TIME CLOCK REQ.: ☐ YES ☐ NO    PHOTO EYE REQ.: ☐ YES ☐ NO

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign

SIMULATED NIGHT VIEW



SCOPE OF WORK

MANUFACTURE & INSTALL (1) 52" X 70" D/F LED-ILLUMINATED PROJECTING SIGN CABINET. CABINET WILL BE BLEED FACE PTM DARK BLUE. POLYCARB FACES W/ APPLIED DIGITALLY PRINTED VINYL GRAPHICS.

CABINET WILL BE MOUNTED WITH PROJECTING BRACKET TO BLOCKING BEHIND WALL ABOVE MAIN ENTRANCE. BLOCKING LOCATION AND MATERIAL TBD PENDING SITE SURVEY.

THE SIGN CABINET WILL BE FACE-LIT WITH WHITE LEDS.

TOTAL SQUARE FEET: 25.27

CODE ALLOWANCE: N/A

VARIANCE REQUIRED: N/A

COLOR SCHEDULE - CLIENT TO VERIFY

DK. BLUE    DK. RED    MED. BLUE



INTERNATIONAL

150 Gendry St, Hudson, NH 03051 P: (603) 882-2638 F: (603) 882-7680  
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barlo Signs international, inc.

PROPOSED ITEMS ARE INTENDED TO BE INSTALLED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING & BONDING OF ALL ELECTRICAL ITEMS. ELECTRICAL ITEMS WILL HAVE UL LABELS.

PROJECT APPROVAL

Client:                      Date:  
Design: CJB              Date: XX/XX/XX  
Sales:                      Date:  
Updating:                  Date:  
Production:                Date:

T-BONES GREAT AMERICAN EATERY

406 SOUTH MAIN STREET  
CONCORD, NH 03301

DESIGNER: CB  
SALES REP: BARN  
PW: BC

07/26/2019

ITEM

A

SHEET

1.0

**APPLICATION TO ERECT A SIGN**

Permit # \_\_\_\_\_

1) Address where sign is to be erected: 406 SOUTH MAIN ST2) **Message as shown on sign:**TBONES

3)	<u>Property Owner Information</u>	<u>Sign Installer Information</u>	<u>Sign Owner Information</u>
Name >	<u>SOUTH MAIN REALTY LLC</u>	<u>BARLO</u>	<u>SEE PROPERTY</u>
Address >	<u>124 BEDFORD CTR RD</u>	<u>158 GREELEY ST</u>	<u>OWNER</u>
City/State/ Zip >	<u>BEDFORD NH 03110</u>	<u>HUDSON NH 03051</u>	
Phone(s) >	<u>603 488 2080</u>	<u>603882 2638 X 333</u>	
E-mail >		<u>JENN@BARLOSIGNS.COM</u>	

4) Property Information: CG 91 ft 195 ft  
Zone Building Frontage Lot Frontage

5) ☐ New ☐ Relocation ☒ Replacement  
Type of Sign: ☒ Freestanding ☐ Monument **NEW FACE ONLY**  
☐ Wall ☐ Projecting ☐ Window ☐ Awning ☐ Roof ☐ Marquee ☐ Marker

5) Materials to be used: LEXAN6) How & to what is sign supported: EXISTING SIGN CABINET

7) Dimensions of sign: 12'2 ft x 6'6 ft equals 79.35 sf  
Length Height Total

8) Height Overall: Ground to bottom of sign 6' ft Ground to top of sign 12'6 ft

9) Illumination: ☐ None ☐ External ☒ Internal **Internally illuminated signs are NOT permitted in CVP, IS, UT or any Residential Zones**

10) Does sign project over public property or sidewalk? ☒ No ☐ Yes\* > NO ft in

11) How far back is leading edge of sign from any curb face? NO CHANGE TO EXISTING +/- 2'

NOTE: Any applicant for a permit to locate a projecting sign over a public right-of-way, in accordance with this Ordinance, shall file with the Code Administrator, a certificate of insurance indemnifying the City of Concord against any form of liability in a minimum amount as specified by the Finance Director. No permit shall be issued prior to the receipt of said certificate and the permit shall be valid only so long as the certificate remains in effect. The policy shall provide for advance notification to the Code Administrator in the event of cancellation. If the policy should lapse or be cancelled, the applicant shall remove the sign immediately. (Article 28-6-11.a)

12) Does the sign require Design Review? ☒ \*Yes ☐ No Historic District Review? ☐ Yes ☒ No

\*Design review is **required** per Article 28-6-9.f, if any of the following apply:

- I. The sign is to be located in a Performance (P) District
- II. The Development requires Major Site Plan Review, Article 28-9-4.d.1
- III. The sign area is greater than the maximum in Column 1 of Table 28-6-9.a
- IV. The sign is the second or third freestanding sign on a lot.

Continued  
on back →





**SCOPE OF WORK**

MANUFACTURE & INSTALL (2) 6' 6" X 12' 2 1/2" POLYCARB FACES W/ DIGITALLY PRINTED VINYL APPLIED. M&I NEW POLE COVER - PTM DK. BLUE. PAINT EXISTING SIGN CABINET - PTM MED. BLUE

THE SIGN CABINET WILL BE FACE-LIT AND RETRO-FITTED WITH WHITE LEDS.

SITE SURVEY  
REQUIRED

TOTAL SQUARE FEET: 79.35

CODE ALLOWANCE: EXISTING 79.35 SQ. FT. VARIANCE REQUIRED: N/A

COLOR SCHEDULE - CLIENT TO VERIFY

DK. BLUE DK. RED MED. BLUE

BARLO

INTERNATIONAL

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PROJECT APPROVAL	
Client:	Date:
Design: CJB	Date: XX/XX/XX
Sales:	Date:
Updating:	Date:
Production:	Date:

T-BONES GREAT AMERICAN EATERY

DESIGNER: CB

SALES REP: BARN

PW: BC

406 SOUTH MAIN STREET

CONCORD, NH 03301

07/26/2019

ITEM

B

SHEET

2.0

**APPLICATION TO ERECT A SIGN**

Permit # \_\_\_\_\_

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E-mail >		<u>JENN@BARLOSIGNS.COM</u>	

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Zone Building Frontage Lot Frontage

5) Type of Sign: ☐ New ☐ Relocation ☒ Replacement  
☒ Freestanding ☐ Monument  
☐ Wall ☐ Projecting ☐ Window ☐ Awning ☐ Roof ☐ Marquee ☐ Marker

5) Materials to be used: BEA LEXAN STEEE6) How & to what is sign supported: EXISTING STRUCTURE

7) Dimensions of sign: 12' ft x 22' ft equals 264 sf  
Length Height Total

8) Height Overall: Ground to bottom of sign 12 ft Ground to top of sign 24 ft

9) Illumination: ☐ None ☐ External ☒ Internal **Internally illuminated signs are NOT permitted in CVP, IS, UT or any Residential Zones**

10) Does sign project over public property or sidewalk? ☒ No ☐ Yes\* > NO ft in

11) How far back is leading edge of sign from any curb face? NO CHANGE TO EXISTING +/- 3'11 **PROP LINE**

NOTE: Any applicant for a permit to locate a projecting sign over a public right-of-way, in accordance with this Ordinance, shall file with the Code Administrator, a certificate of insurance indemnifying the City of Concord against any form of liability in a minimum amount as specified by the Finance Director. No permit shall be issued prior to the receipt of said certificate and the permit shall be valid only so long as the certificate remains in effect. The policy shall provide for advance notification to the Code Administrator in the event of cancellation. If the policy should lapse or be cancelled, the applicant shall remove the sign immediately. (Article 28-6-11.a)

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- IV. The sign is the second or third freestanding sign on a lot.

Continued  
on back →



PROPOSED



EXISTING SIGN

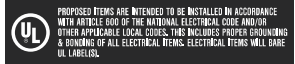


SIMULATED NIGHT VIEW



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PROJECT APPROVAL

Client: \_\_\_\_\_ Date: \_\_\_\_\_  
Design: CJB \_\_\_\_\_ Date: XX/XX/XX  
Sales: \_\_\_\_\_ Date: \_\_\_\_\_  
Updating: \_\_\_\_\_ Date: \_\_\_\_\_  
Production: \_\_\_\_\_ Date: \_\_\_\_\_

T-BONES GREAT AMERICAN EATERY

406 SOUTH MAIN STREET  
CONCORD, NH 03301

DESIGNER: CB  
SALES REP: BARN  
PW: BC

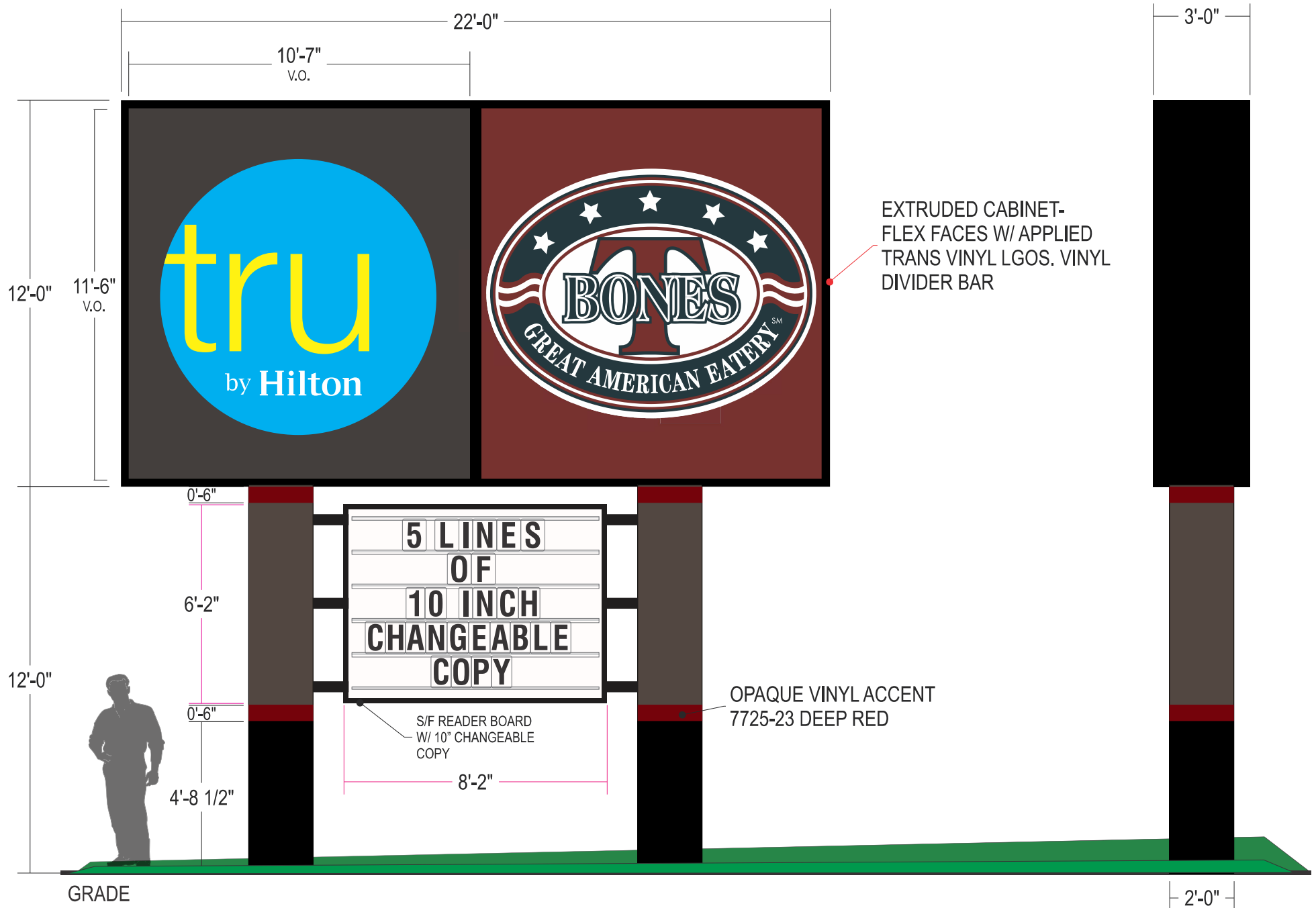
07/26/2019

ITEM

C

SHEET

3.0



OPTION W/ READER TRACK CABINET

TOTAL SQUARE FEET: 264  
CODE ALLOWANCE: EXISTING 264 SQ. FT.  
VARIANCE REQUIRED: N/A

SITE SURVEY  
REQUIRED

SCOPE OF WORK

REMOVE & DISPOSE (1) EXISTING PYLON SIGN. BARLO TO RE-USE EXISTING STEEL POSTS FOR MOUNTING NEW SIGN.

MANUFACTURE & INSTALL (1) 12' X 22' D/F LED ILLUMINATED CABINET SIGN W/ FLEX FACES AND TRANS. VINYL APPLIED.

(1) S/F 74" X 98" READER TRACK CABINET W/ 5 LINES OF 10" CHANGEABLE COPY.

NEW POLE COVERS

MFG. SPECIFICATIONS - READER TRACK CABINET

**READER TRACK CABINET**  
Cabinet: PTM BLACK  
FACE: 3/16" ACRYLIC W/ APPLIED READER TRACK  
RETAINER: 2" BLACK  
COPY: 10" CHANGEABLE COPY

**ILLUMINATION:** Non-Illuminated

MFG. SPECIFICATIONS - PYLON SIGN

**LED LIT WALL CABINET**  
CABINET: PTM BLACK  
CABINET TOP: PTM DURANODIC  
POLE COVER: PTM BLACK AND DURANODIC  
ACCENTS: 7725-23 DEEP RED  
RETAINER: 3" PTM BLACK  
DIVIDER BARS: PTM BLACK  
FACE: WHITE FLEX FACE

**ILLUMINATION:** WHITE LED

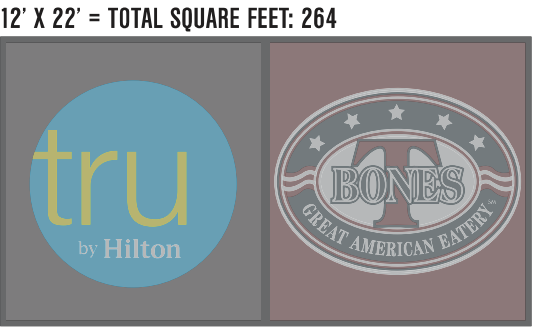
**Site electrical** ELECTRICAL WORK BY: ☐ BARLO ☐ OTHERS

☒ New ☐ Existing ☐ **CIRCUITS REQ:** 1 **AMPS:** 20 **VOLTS:** 120

**UL REQ:** ☒ YES ☐ NO **LOCATION:** ☒ WET ☐ DAMP ☐ DRY **SERVICE SWITCH:** ☒ YES ☐ NO

**TIME CLOCK REQ.:** ☐ YES ☐ NO **PHOTO EYE REQ.:** ☐ YES ☐ NO

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



COLOR SCHEDULE - CLIENT TO VERIFY

DK. BLUE DK. RED MED. BLUE

**BARLO**

**INTERNATIONAL**  
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**PROJECT APPROVAL**

Client:	Date:
Design: CJB	Date: XX/XX/XX
Sales:	Date:
Updating:	Date:
Production:	Date:

**T-BONES GREAT AMERICAN EATERY**  
406 SOUTH MAIN STREET  
CONCORD, NH 03301

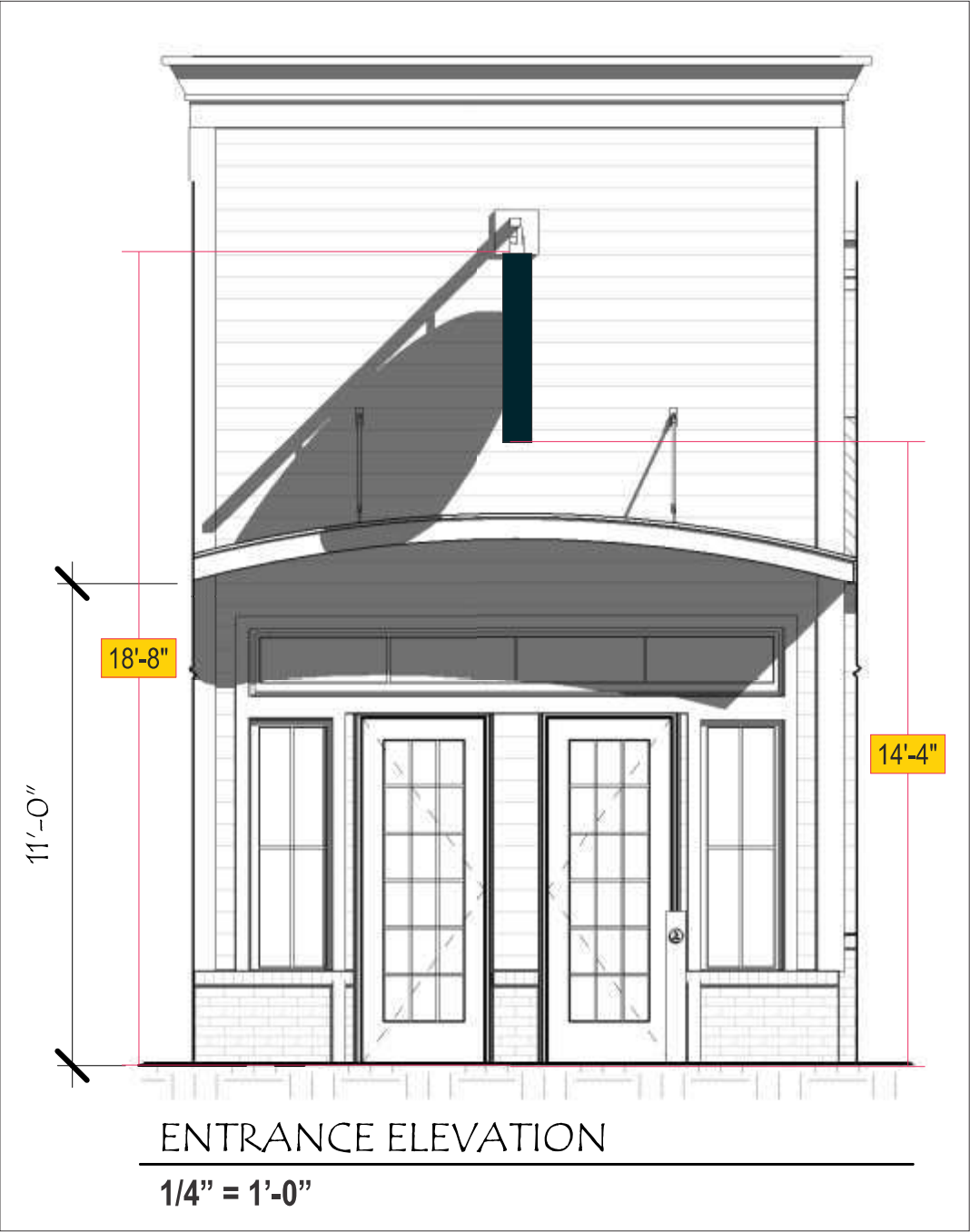
DESIGNER: CB  
SALES REP: BARN  
PW: BC

07/26/2019

**ITEM C**

**SHEET 3.1**





PROJECT APPROVAL	
Client:	Date:
Design: CJB	Date: XX/XX/XX
Sales:	Date:
Updating:	Date:
Production:	Date:

**T-BONES GREAT AMERICAN EATERY**

406 SOUTH MAIN STREET  
CONCORD, NH 03301

DESIGNER: CB  
SALES REP: BARN  
PW: BC

07/26/2019



F.E. EVERETT TURNPIKE  
INTERSTATE I-93  
(PUBLIC-CLASS II)

F.E. EVERETT TURNPIKE  
INTERSTATE I-93

N.H. ROUTE 3A  
SOUTH MAIN STREET  
(PUBLIC-CLASS II)

PROPOSED RESTAURANT  
404 SOUTH MAIN STREET  
SOUTH MAIN

PROPOSED  
4-STORY HOTEL  
416 SOUTH MAIN STREET  
F.E. ~ 279.8

PROPOSED  
SHOPS  
SHOPS  
SHOPS

416 SOUTH MAIN STREET LOT  
30 100' LANE 10' WIDE ROAD  
ADJACENT TO 416 SOUTH MAIN  
S. 200' F.T.D.

PLANNING & DEVELOPMENT  
1000 W. MAIN STREET  
SOUTH MAIN STREET  
SOUTH MAIN STREET

1000 W. MAIN STREET  
SOUTH MAIN STREET  
SOUTH MAIN STREET

1000 W. MAIN STREET  
SOUTH MAIN STREET  
SOUTH MAIN STREET



Sign "A"

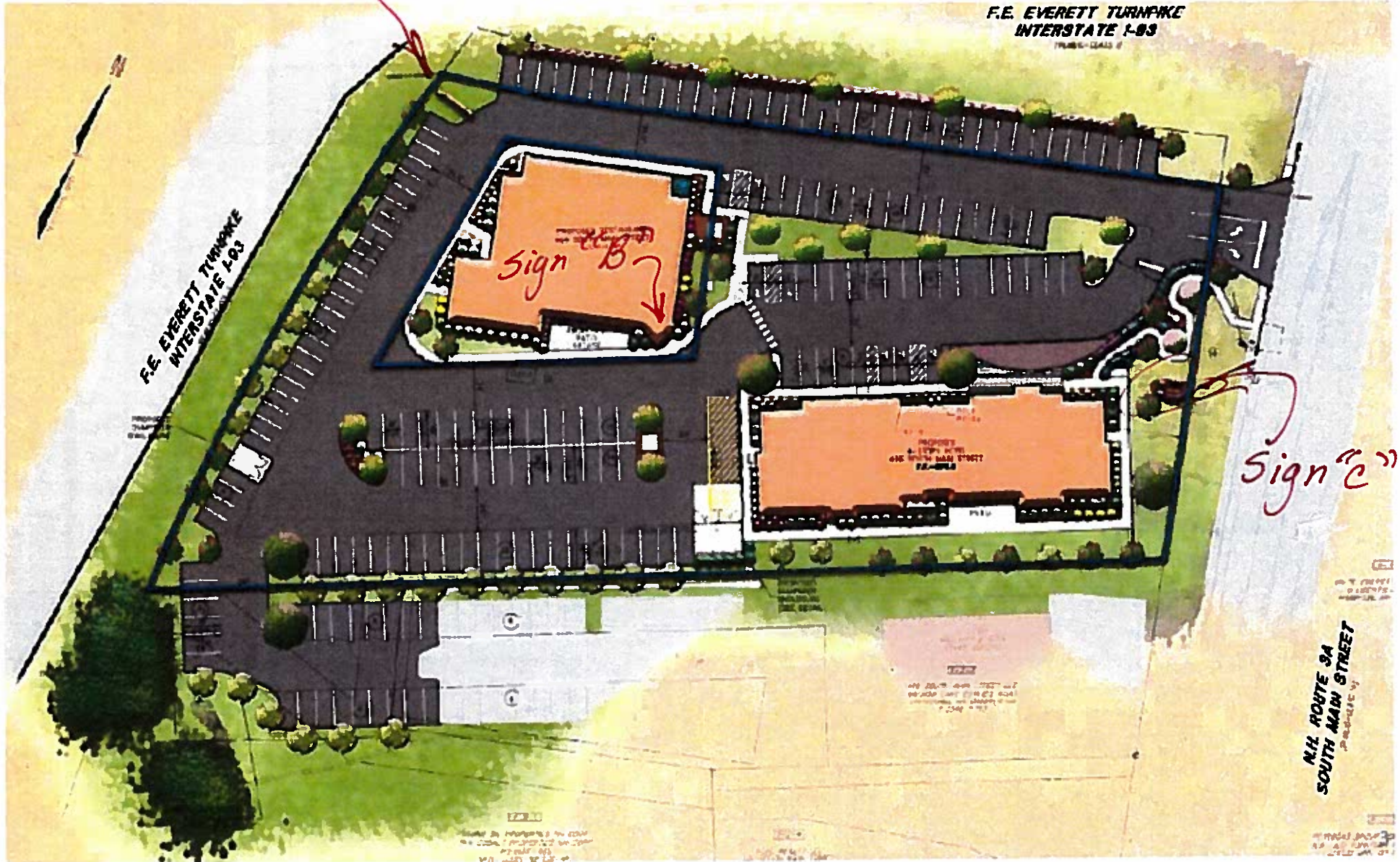
F.E. EVERETT TURNPIKE  
INTERSTATE I-93

F.E. EVERETT TURNPIKE  
INTERSTATE I-93

Sign "B"

Sign "C"

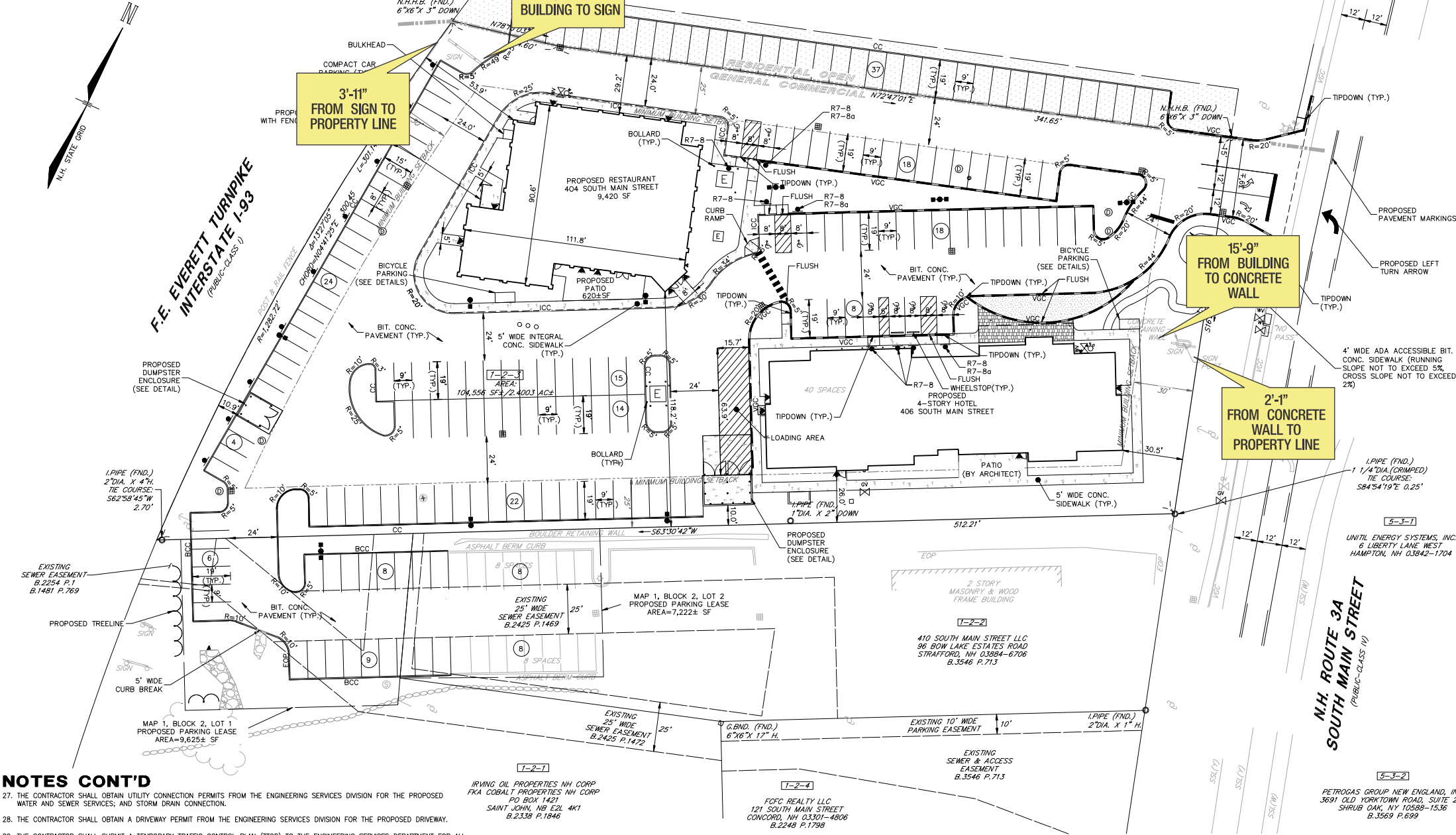
NH ROUTE 3A  
SOUTH MAIN STREET





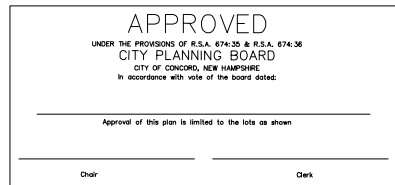
## REFERENCE PLAN

- TAX MAP 1 BLOCK 2 LOT 3 CONDOMINIUM SITE PLAN DAYS INN REDEVELOPMENT CONCORD, NEW HAMPSHIRE 406 SOUTH MAIN STREET (N.H. ROUTE 3A) OWNED BY CAPITAL HOTEL COMPANY VI, LLC PREPARED FOR DUPREY HOSPITALITY NOVEMBER 20, 2018 AND REVISED 5/24/19 BY TFMORAN INC. M.C.R.D. PLAN #20190008466



## NOTES CONT'D

- THE CONTRACTOR SHALL OBTAIN UTILITY CONNECTION PERMITS FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED WATER AND SEWER SERVICES; AND STORM DRAIN CONNECTION.
- THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.
- THE CONTRACTOR SHALL SUBMIT A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) TO THE ENGINEERING SERVICES DEPARTMENT FOR ALL WORK IN AND ADJACENT TO THE CITY RIGHT-OF-WAY THAT WILL REQUIRE LANE CLOSURES. TO BE SUBMITTED A MINIMUM OF TWO WEEKS PRIOR TO CONSTRUCTION ACTIVITIES THAT REQUIRE LANE CLOSURE.
- A PROPOSED LEASE AREA DEPICTED HEREON BETWEEN CAPITAL HOTEL COMPANY VI, LLC AND THE STATE OF NEW HAMPSHIRE LOCATED WITHIN THE INTERSTATE I-93 RIGHT-OF-WAY, NORTHERLY OF AND DIRECTLY ADJACENT TO THE SUBJECT PREMISES, IS TO ACCOMMODATE EXPANDED PROPOSED PARKING AND CONTAINS 9,782 SQUARE FEET, MORE OR LESS, AS DEFINED IN A STATE OF NEW HAMPSHIRE INTER-DEPARTMENT COMMUNICATION DATED NOVEMBER 14, 2018 BETWEEN NHDOT ADMINISTRATION AND THE LONG RANGE CAPITAL PLANNING AND UTILIZATION COMMITTEE. (LRCP 18-043)



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



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

## TABULATIONS

	EXISTING	PROPOSED
GROSS ACREAGE	104,556 SF	104,556 SF
GROUND COVERAGE OF BUILDINGS & STRUCTURES (SF & %)	19,167 SF 18.3%	17,969 SF 17.2%
IMPERVIOUS SURFACE COVERAGE	62,357 SF 59.6%	64,317 SF 61.5%
NET LAND AREA CALCULATIONS		
MIN. LOT SIZE	25,000 SF	104,556 SF
BUILDABLE LAND	12,500 SF	104,556 SF
MIN. FRONTAGE	150 FT	191 FT
MIN. YARD SETBACKS		
FRONT	30 FT	30.1 FT
REAR	30 FT	53.9 FT
SIDE	25 FT	26.0 FT
MAX. LOT COVERAGE	80%	78.7%
MAX. HEIGHT	45 FT	4-STORY
WETLAND BUFFER	N/A	N/A
SF OF FLOOR AREA BY USE		
HOTEL		38,800 SF
RESTAURANT		9,420 SF
PATIO		620 SF

## VARIANCES

THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON NOVEMBER 7, 2018:

- ARTICLE 28-7-7(g)(3)  
ARTICLE 28-7-3  
ARTICLE 28-2-4(j)  
ARTICLE 28-7-14(a)  
ARTICLE 28-7-14(d)

THE FOLLOWING VARIANCES WERE GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON DECEMBER 5, 2018:

- ARTICLE 28-7-2(e)  
ARTICLE 28-7-2(e)

THE FOLLOWING VARIANCE WAS GRANTED BY THE ZONING BOARD OF ADJUSTMENT ON MAY 1, 2019:

- ARTICLE 28-7-11(a)

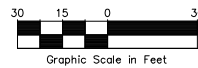
## WAIVERS

THE FOLLOWING WAIVER WAS GRANTED BY THE PLANNING BOARD ON JANUARY 16, 2019:

- SECTION 16.03(11): SIGNAGE

THE FOLLOWING WAIVERS WERE GRANTED BY THE PLANNING BOARD ON APRIL 17, 2019:

- SECTION 6.03(2)(C): MAJOR SITE PLAN PROCEDURE  
SECTION 16.03(11): SIGNAGE  
SECTION 22.07(2): STORMWATER RECHARGE



REV.	DATE	DESCRIPTION	DR	CK
9	7/12/19	REVISED PER ARCHITECT	JB	NG
6	5/22/19	REVISED PER NOD	JB	NG
5	5/10/19	REVISED PER NHDES COMMENTS	JB	NG
4	3/20/19	REVISED LAYOUT FOR RESTAURANT	JB	NG
3	12/14/18	REVISED PER CITY COMMENTS	JB	NG
1	11/20/18	REVISED LAYOUT	JB	NG
REV.	DATE	DESCRIPTION	DR	CK

## NOTES

- OWNER OF RECORD OF MAP 1 BLOCK 2 LOT 3 IS CAPITAL HOTEL COMPANY VI, LLC 406 S. MAIN ST. CONCORD NH 03301-3466. PROPERTY ADDRESS 406 S MAIN ST., CONCORD, NH
  - DEED REFERENCE TO PARCEL IS BK. 3498 PG. 1178 IN THE M.C.R.D. AREA = 104,556 SF +/- or 2.4003 Acres +/-.
  - THE PURPOSE OF THIS PLAN IS TO CONSTRUCT A 4-STORY, 85-ROOM HOTEL AND 9,420± RESTAURANT W/620± S.F. PATIO.
  - CURRENT ZONING IS COMMERCIAL GENERAL (CG) AND RESIDENTIAL OPEN ZONING DISTRICT.
  - PARKING CALCULATIONS:
- | REQUIRED                  | PROVIDED         |
|---------------------------|------------------|
| MIN. LOT SIZE: 25,000 SF  | 104,556 SF       |
| MIN. LOT FRONTAGE: 150'   | 191'             |
| MIN. BUILDING SETBACKS:   |                  |
| FRONT: 30'                | 30.1'            |
| SIDE: 25'                 | 26.0'            |
| REAR: 30'                 | 53.9'            |
| MAX. BUILDING HEIGHT: 45' | 4-STORIES (<45') |
| MAX. LOT COVERAGE: 80%    | 78.7%            |
- NOTES**
- THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
- | REQUIRED   | PROVIDED |
|--|----------|
| HOTEL: 0.9 SP./ROOM = 82 ROOMS X 0.9 = 74 SPACES                 |          |
| 1.1 SP./ROOM = 3 ROOMS X 1.1 = 4 SPACES                          |          |
| RESTAURANT: 0.9 SP./75 S.F. = 8,475 X 0.9 / 75 S.F. = 102 SPACES |          |
| 1.0 SP./75 S.F. = 945 X 1.0 / 75 S.F. = 13 SPACES                |          |
| TOTAL REQUIRED: 199± SPACES (INCL. 8 ACCESSIBLE, 28 COMPACT)     |          |
- \*INCLUDES THE FOLLOWING LEASED AREAS RECORDED AT THE M.C.R.D.:  
• 57 SPACES ON NHDOT PROPERTY; NOTICE OF LEASE AT BK. 3632 PG. 2239.  
• 16 SPACES ON 410 SOUTH MAIN STREET LLC PROPERTY; NOTICE OF LEASE AT BK. 3632 PG. 2236.  
• 23 SPACES ON IRVING PROPERTY; NOTICE OF LEASE AT BK. \_\_\_\_\_ PG. \_\_\_\_\_
- 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.
  - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
  - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
  - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALE 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.
  - 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.
  - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
  - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
  - LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OF CONCORD ZONING ORDINANCE AND SITE PLAN REGULATIONS.
  - 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.
  - ALL WORK IS TO CONFORM TO CITY OF CONCORD, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
  - IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
  - IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
  - 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-COMFORMANCE WITH THESE PLANS EXCEPT UNDER THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
  - TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
  - ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CONCORD'S CONSTRUCTION STANDARDS AND DETAILS (LATEST ADDITION).
  - ALL UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH SECTION 25.02(1) OF THE SITE PLAN REGULATIONS.
  - UPON COMPLETION OF CONSTRUCTION THE CONTRACTOR SHALL SUBMIT AS-BUILT DRAWINGS TO THE ENGINEERING SERVICES DIVISION.
  - THE CONTRACTOR SHALL SET UP A PRECONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
  - THE CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM THE CODE ADMINISTRATION DIVISION FOR THE REMOVAL OF THE EXISTING BUILDING.
  - THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE RIGHT-OF-WAY.

TAX MAP 1 BLOCK 2 LOT 3  
**SITE LAYOUT PLAN**  
**DAYS INN REDEVELOPMENT**  
**406 SOUTH MAIN ST, CONCORD, NEW HAMPSHIRE**  
OWNED BY  
**CAPITAL HOTEL COMPANY VI, LLC**  
PREPARED FOR  
**DUPREY HOSPITALITY**  
**SCALE: 1"=30'** **SEPTEMBER 18, 2018**

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com	
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