



GENERAL NOTES

- EXISTING BOUNDARY INFORMATION & SITE CONDITIONS TAKEN FROM AN ALTA/SPS LAND TITLE SURVEY PREPARED FOR "SIC PROPERTY LLC", TITLED "FRIENDLY'S, STORE #433, 203 NORTH MAIN STREET, CITY OF CONCORD, COUNTY OF MERRIMACK, STATE OF NEW HAMPSHIRE", DATED 07/03/2018, SCALE 1" = 20', BY MILLMAN NATIONAL LAND SERVICES & TAX PARCEL INFORMATION PROVIDED BY THE CITY OF CONCORD GEOGRAPHICAL INFORMATION SYSTEMS (GIS).
- THE SUBJECT PARCELS CONSISTS OF A TOTAL AREA OF APPROXIMATELY 0.92 ACRES, LOCATED IN THE URBAN COMMERCIAL (CU) ZONING DISTRICT OF CONCORD, NEW HAMPSHIRE. IN THE CU DISTRICT, RETAIL SALE OF GASOLINE IS PERMITTED WITH A CONDITIONAL USE PERMIT FROM THE CITY OF CONCORD PLANNING BOARD, AND ALSO REQUIRES APPROVAL FROM THE ARCHITECTURAL REVIEW BOARD. ZONING INFORMATION IS TAKEN FROM THE CITY OF CONCORD ZONING ORDINANCE.
- THE CITY OF CONCORD REQUIRES A 10-FOOT PARKING SETBACK ALONG THE EDGE OF A RIGHT-OF-WAY, AND A 5-FOOT PARKING SETBACK ALONG OTHER BOUNDARY LINES. ADDITIONALLY, A 5-FOOT LANDSCAPE BUFFER IS REQUIRED FOR PARKING LOTS WITH GREATER THAN 10 SPACES. A 10-FOOT LANDSCAPE BUFFER IS ALSO REQUIRED WHERE A BUSINESS ZONE ABUTS A RESIDENTIAL ZONE.
- THE CITY OF CONCORD ALLOWS FOR A MAXIMUM IMPERVIOUS COVERAGE OF 80%. THE TOTAL IMPERVIOUS COVERAGE OF THE LAYOUT SHOWN IS 54%.
- THIS PLAN WAS CREATED WITHOUT REGARD TO SITE GRADING, AS TOPOGRAPHIC INFORMATION IS UNKNOWN AT THIS TIME. PERFORMING A TOPOGRAPHIC SURVEY IS RECOMMENDED.
- THE LOCATION OF ON-SITE WETLANDS OR WATERCOURSES ARE UNKNOWN AT THIS TIME. A WETLANDS ASSESSMENT BY A CERTIFIED SOIL SCIENTIST IS RECOMMENDED.
- ON-SITE ENVIRONMENTAL CONDITIONS ARE CURRENTLY UNKNOWN AT THIS TIME. A PHASE I ENVIRONMENTAL SITE ASSESSMENT IS RECOMMENDED.
- THE ENTIRE SITE LIES WITHIN AN AREA OF MINIMAL FLOOD HAZARD (ZONE X), LOCATED OUTSIDE OF THE 500-YEAR FLOODPLAIN. FLOOD ZONE INFORMATION TAKEN FROM FEMA FLOOD INSURANCE RATE MAP, MAP NUMBER 33013C0553E, EFFECTIVE DATE 04/19/2010.

PARKING SUMMARY

PROPOSED DEVELOPMENT	BLDG. AREA / STATIONS	CITY REQ.	REQ.	PROP.
PROPOSED GASOLINE STATION	3,000+ SF / 8 FUELING STATIONS	GAS STATION: 1 SPACE / FUEL DISPENSING STATION, + 1.5 STACKING SPACES PER FUEL DISPENSING STATION RETAIL STORE: 1 / 250 SF GFA	20	20
TOTAL			20	20

Rev. #: _____ Date _____ Description _____

Graphic Scale:

SOLLI ENGINEERING
 501 Main Street, Monroeville, CT 06468 T: (203) 880-5455 F: (203) 880-9695
 351 Newbury Street, Boston, MA 02115 T: (617) 203-3160 F: (203) 880-9695

Drawn By: STM
 Checked By: CJB
 Approved By: KMS
 Project #: 2015101
 Plan Date: 02/02/21
 Scale: 1" = 20'

Kevin Solli, P.E.
 NH 15324

Project:
PROPOSED REDEVELOPMENT
 203 NORTH MAIN STREET
 CONCORD, NEW HAMPSHIRE

Sheet Title: **CONCEPT PLAN** Sheet #: **CP-3**