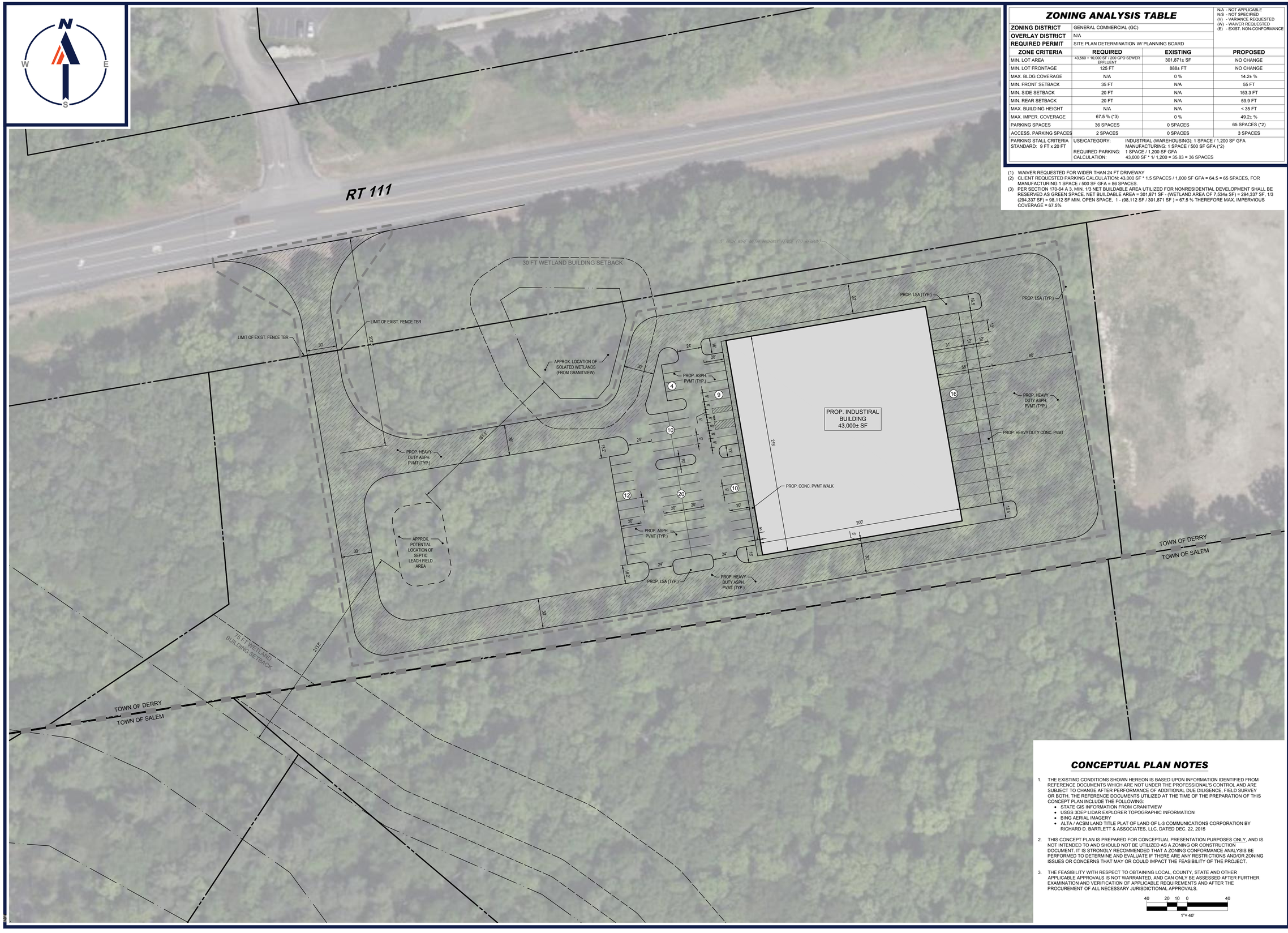

ZONING ANALYSIS TABLE

N/A - NOT APPLICABLE
N/S - NOT SPECIFIED
(V) - VARIANCE REQUESTED
(W) - WAIVER REQUESTED
(E) - EXIST. NON-CONFORMANCE

ZONING DISTRICT	GENERAL COMMERCIAL (GC)		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	SITE PLAN DETERMINATION W/ PLANNING BOARD		
ZONE CRITERIA	**REQUIRED**	**EXISTING**	**PROPOSED**
MIN. LOT AREA	43,560 + 10,000 SF / 200 GPD SEWER EFFLUENT	301,871± SF	NO CHANGE
MIN. LOT FRONTAGE	125 FT	888± FT	NO CHANGE
MAX. BLDG COVERAGE	N/A	0 %	14.2± %
MIN. FRONT SETBACK	35 FT	N/A	55 FT
MIN. SIDE SETBACK	20 FT	N/A	153.3 FT
MIN. REAR SETBACK	20 FT	N/A	59.9 FT
MAX. BUILDING HEIGHT	N/A	N/A	< 35 FT
MAX. IMPER. COVERAGE	67.5 % (*3)	0 %	49.2± %
PARKING SPACES	36 SPACES	0 SPACES	65 SPACES (*2)
ACCESS. PARKING SPACES	2 SPACES	0 SPACES	3 SPACES
PARKING STALL CRITERIA STANDARD: 9 FT x 20 FT	USE/CATEGORY:	INDUSTRIAL (WAREHOUSING): 1 SPACE / 1,200 SF GFA MANUFACTURING: 1 SPACE / 500 SF GFA (*2)	
	REQUIRED PARKING CALCULATION:	1 SPACE / 1,200 SF GFA 43,000 SF * 1/ 1,200 = 35.83 = 36 SPACES	

(1) WAIVER REQUESTED FOR WIDER THAN 24 FT DRIVEWAY
(2) CLIENT REQUESTED PARKING CALCULATION: 43,000 SF * 1.5 SPACES / 1,000 SF GFA = 64.5 = 65 SPACES, FOR MANUFACTURING 1 SPACE / 500 SF GFA = 86 SPACES.
(3) PER SECTION 170-64 A 3, MIN. 1/3 NET BUILDABLE AREA UTILIZED FOR NONRESIDENTIAL DEVELOPMENT SHALL BE RESERVED AS GREEN SPACE. NET BUILDABLE AREA = 301,871 SF - (WETLAND AREA OF 7,534± SF) = 294,337 SF, 1/3 (294,337 SF) = 98,112 SF MIN. OPEN SPACE, 1 - (98,112 SF / 301,871 SF) = 67.5 % THEREFORE MAX. IMPERVIOUS COVERAGE = 67.5%

CONCEPTUAL PLAN NOTES

1. THE EXISTING CONDITIONS SHOWN HEREON IS BASED UPON INFORMATION IDENTIFIED FROM REFERENCE DOCUMENTS WHICH ARE NOT UNDER THE PROFESSIONAL'S CONTROL AND ARE SUBJECT TO CHANGE AFTER PERFORMANCE OF ADDITIONAL DUE DILIGENCE, FIELD SURVEY OR BOTH. THE REFERENCE DOCUMENTS UTILIZED AT THE TIME OF THE PREPARATION OF THIS CONCEPT PLAN INCLUDE THE FOLLOWING:
   - STATE GIS INFORMATION FROM GRANITVIEW
   - USGS 3DEP LIDAR EXPLORER TOPOGRAPHIC INFORMATION
   - BING AERIAL IMAGERY
   - ALTA / ACSM LAND TITLE PLAT OF LAND OF L-3 COMMUNICATIONS CORPORATION BY RICHARD D. BARTLETT & ASSOCIATES, LLC, DATED DEC. 22, 2015
2. THIS CONCEPT PLAN IS PREPARED FOR CONCEPTUAL PRESENTATION PURPOSES ONLY, AND IS NOT INTENDED TO AND SHOULD NOT BE UTILIZED AS A ZONING OR CONSTRUCTION DOCUMENT. IT IS STRONGLY RECOMMENDED THAT A ZONING CONFORMANCE ANALYSIS BE PERFORMED TO DETERMINE AND EVALUATE IF THERE ARE ANY RESTRICTIONS AND/OR ZONING ISSUES OR CONCERNS THAT MAY OR COULD IMPACT THE FEASIBILITY OF THE PROJECT.
3. THE FEASIBILITY WITH RESPECT TO OBTAINING LOCAL, COUNTY, STATE AND OTHER APPLICABLE APPROVALS IS NOT WARRANTED, AND CAN ONLY BE ASSESSED AFTER FURTHER EXAMINATION AND VERIFICATION OF APPLICABLE REQUIREMENTS AND AFTER THE PROCUREMENT OF ALL NECESSARY JURISDICTIONAL APPROVALS.

40 20 10 0 40
1"= 40'

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SERVICES
PERMITTING SERVICES
TRANSPORTATION SERVICES

THE INFORMATION, DESIGN AND CONCEPTS OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE DISCLOSED OR USED FOR ANY PURPOSE, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION FROM BOHLER. ONLY APPROVED, SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES.

REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY

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FOR CONCEPT PURPOSES ONLY

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	NHA230051.00
DRAWN BY:	MJW
CHECKED BY:	KC
DATE:	11/09/2023
CAD I.D.:	NHA230051.00-CPTA-0A

PROJECT:

PROPOSED SITE PLAN DOCUMENTS

FOR

GENERAL OCEANS, LTD.

PROPOSED INDUSTRIAL DEVELOPMENT

MAP: 4 LOT: 128
21 RT 111,
TOWN OF DERRY ,
ROCKINGHAM COUNTY,
NEW HAMPSHIRE

BOHLER
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
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J.A. KUCICH
DRAFT: 11/10/23
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CONNECTICUT LICENSE No. 28172
RHODE ISLAND LICENSE No. 9616
MAINE LICENSE No. 12599

SHEET TITLE:

CONCEPTUAL LAYOUT PLAN WITH AERIAL

SHEET NUMBER:

CA-02

ORG. DATE - 11/09/2023

P:\2023\NHA230051.00\CAD\DRAWINGS\CONCEPTS\CONCEPT A\NHA230051.00-CPTA-0A_---LAYOUT CA-02 AERIAL
MJW