

REFERENCE PLANS

1. REVISED TOPOGRAPHIC SUBDIVISION PLAN FOR ADORN CREEK PROPERTIES, LLC. TAX MAP 3 LOT 32, 263 DOVER ROAD (A.K.A. U.S. ROUTES 3 & 202), NH ROUTE 9) & MASON ROAD CHICHESTER, NH. LAST REVISED 12-2-2020, BY JOSEPH M. WICHERT LLS, INC.

NOTES

- CURRENT ZONING IS COMMERCIAL-INDUSTRIAL/MULTI-FAMILY (C1/MF) ZONING DISTRICT.

MIN. LOT SIZE:	REQUIRED 1.0 ACRE
MIN. LOT FRONTAGE:	50'
MIN. BUILDING SETBACKS:	
FRONT:	**90'
SIDE:	**15'
REAR:	**15'
MAX. LOT COVERAGE:	90%
INTERIOR PARKING LOT GREEN SPACE <50 SPACES:	5%
INTERIOR PARKING LOT GREEN SPACE >50 SPACES:	10%

*NO BUILDING OR STRUCTURE MAY BE ERRECTED CLOSER THAN NINETY (90) FEET TO THE CENTER LINE OF STATE OF NEW HAMPSHIRE RIGHT-OF-WAY OF ROUTE 4, 202 AND 9

**NO INDUSTRIAL BUILDING OR STRUCTURE MAY BE ERRECTED CLOSER THAN ONE-HUNDRED (100) FEET TO AN ADJACENT PROPERTY LOCATED IN THE RESIDENTIAL OR RURAL-AGRICULTURAL ZONING DISTRICTS. NO COMMERCIAL OR MULTI-FAMILY BUILDING OR STRUCTURE MAY BE ERRECTED CLOSER THAN FORTY (40) FEET TO AN ADJACENT ZONING DISTRICT.
- PARKING CALCULATIONS: (9'x19'x22')

REQUIRED: TRUCK STOP	
RESTAURANT (DINER): 1 SP. PER 100 SF OF PATRON SPACE (2,200±SF) =	22 SPACES
CONVENIENCE STORE: 1 SP. PER 200 SF (5,072±SF) =	25 SPACES
TOTAL REQUIRED =	47 SPACES
PROPOSED:	83 SPACES & 8 TRACTOR TRAILER SPACES

REQUIRED: INDUSTRIAL
NHOU PROTECTIVE COATINGS: PER PLANNING BOARD (39,700±SF)
PROPOSED = 55 SPACES (1 SP./722 SF)

REQUIRED: INDUSTRIAL
INDUSTRIAL FLEX SPACE: PER PLANNING BOARD (18,200±SF)
PROPOSED = 56 SPACES (1 SP./789 SF)
- A TRAFFIC ANALYSIS WILL NEED TO BE DONE TO THE SATISFACTION OF THE NHDOT; THE STUDY WILL NEED TO MITIGATE TRAFFIC IMPACTS FROM THE DEVELOPMENT.
- WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS. OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.
- TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
- SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
- THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
- A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.
- INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

TAX MAP 3 LOT 43
EDWARD & VICKIE O'BRIEN
313 DOVER ROAD
CHICHESTER, NH 03258
V. 1987 P. 71
SEE REF. PLAN 7

TAX MAP 3 LOT 43-1
THE BROOKVILLE
WEST PARTNERSHIP
C/O JERRY LEVIN, GENERAL PARTNER
H-2 BLACK OAK DRIVE
NASHUA, NH 03062
V. 3346 P. 1276
SEE REF. PLAN 7

TAX MAP 3 LOT 33 & 35
DOUGLAS & CORNELIA HAMEL
56 STANIELS ROAD
CHICHESTER, NH 03258
V. 1498 P. 524
LEASE HOLDER
SBA TOWERS LLC
8051 CONGRESS AVENUE
BOCA RATON, FLA 33487
V. 3633 P. 2090

TAX MAP 3
LOT 32
88.6 ACRES±
> 1 BUILDABLE ACRE

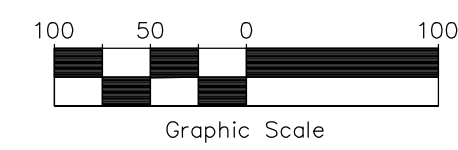
TAX MAP 3
LOT 32
EXISTING AREA
53.7 ACRES± PER REF. PLANS #1 & 8
PROPOSED AREA
656,526 S.F.±
15.0718 ACRES±

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 3 LOT 32-2
CONCEPTUAL SITE PLAN 'B'
263 DOVER ROAD
CHICHESTER, NH

PREPARED FOR
JAY LEE

SCALE: 1"=100' JUNE 25, 2021

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

DR	MK	FB	—	CONCEPT B
CK	DC	CADFILE	BUS. DEVEL.	