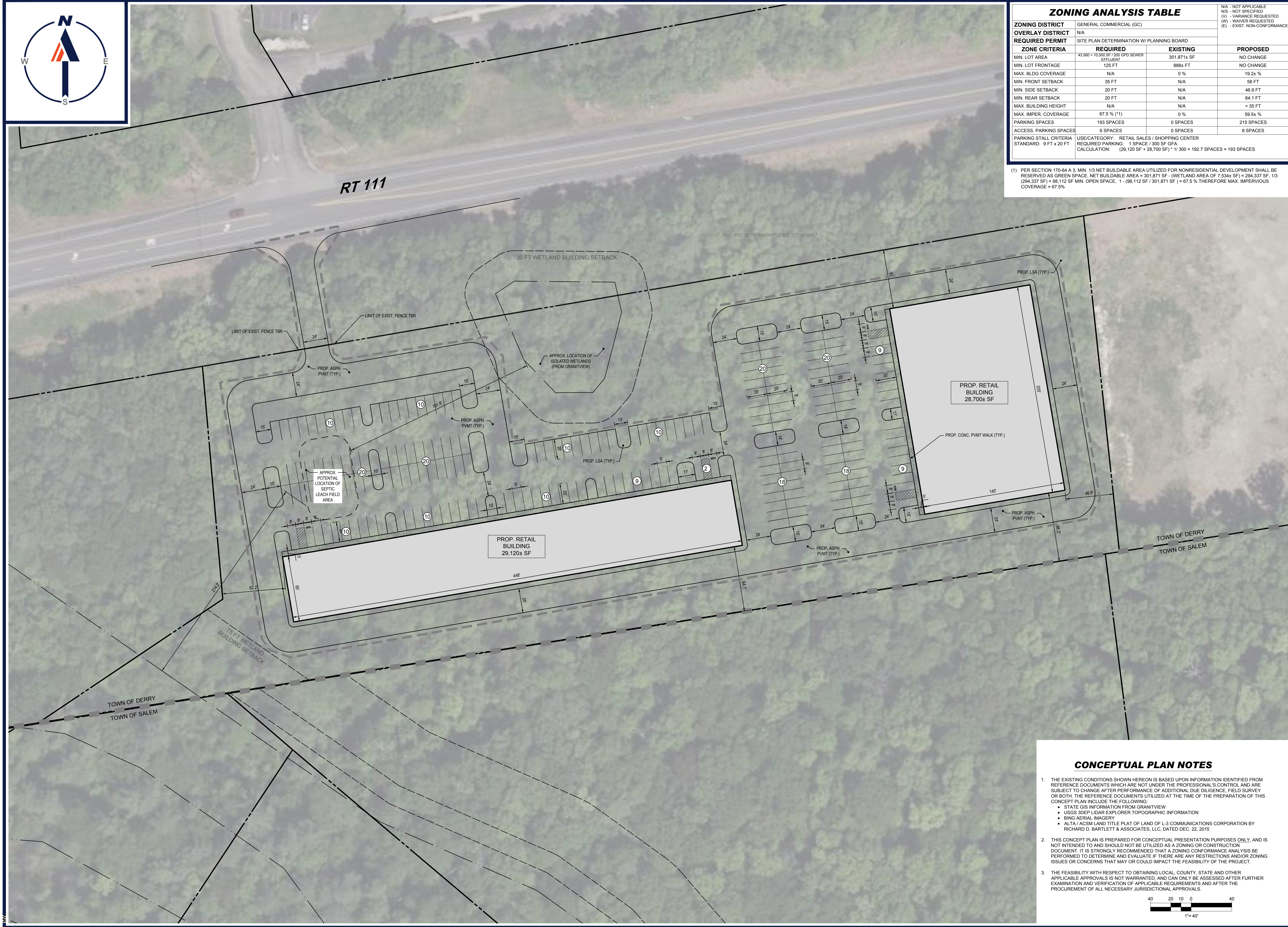




ZONING ANALYSIS TABLE			
ZONING DISTRICT	GENERAL COMMERCIAL (GC)		
OVERLAY DISTRICT	N/A		
REQUIRED PERMIT	SITE PLAN DETERMINATION W/ PLANNING BOARD		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	43,560 ± 10,000 SF 7'00" GPD SEWER EASEMENT	301,871± SF	NO CHANGE
MIN. LOT FRONTAGE	125 FT	888± FT	NO CHANGE
MAX. BLDG COVERAGE	N/A	0 %	19.2± %
MIN. FRONT SETBACK	35 FT	N/A	58 FT
MIN. SIDE SETBACK	20 FT	N/A	46.9 FT
MIN. REAR SETBACK	20 FT	N/A	64.1 FT
MAX. BUILDING HEIGHT	N/A	N/A	< 35 FT
MAX. IMPER. COVERAGE	67.5 % (*1)	0 %	59.5± %
PARKING SPACES	193 SPACES	0 SPACES	215 SPACES
ACCESS. PARKING SPACES	6 SPACES	0 SPACES	8 SPACES
PARKING STALL CRITERIA STANDARD: 9 FT x 20 FT	USE CATEGORY: RETAIL SALES / SHOPPING CENTER REQUIRED PARKING: 1 SPACE / 300 SF GFA CALCULATION: (29,120 SF + 28,700 SF) * 1/300 = 192.7 SPACES = 193 SPACES		

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

(\*1) 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%



REVISIONS			
REV	DATE	COMMENT	DRAWN BY

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 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 ID: NHA230051.00-CPTB-0A

**PROPOSED SITE PLAN DOCUMENTS**  
 FOR  
**GENERAL OCEANS, LTD.**  
 PROPOSED RETAIL SHOPPING CENTER  
 MAP: 4 LOT: 128  
 21 RT 111,  
 TOWN OF DERRY, ROCKINGHAM COUNTY, NEW HAMPSHIRE

**BOHLER**  
 352 TURNPIKE ROAD  
 SOUTHBOROUGH, MA 01772  
 Phone: (508) 480-9900  
 www.BohlerEngineering.com

**J.A. KUCICH**  
**DRAFT: 11/10/23**  
 PROFESSIONAL ENGINEER  
 MASSACHUSETTS LICENSE No. 41830  
 NEW HAMPSHIRE LICENSE No. 16472  
 CONNECTICUT LICENSE No. 28172  
 RHODE ISLAND LICENSE No. 6615  
 PENNSYLVANIA LICENSE No. 10558

SHEET TITLE:  
**CONCEPTUAL LAYOUT PLAN WITH AERIAL**  
 SHEET NUMBER:  
**CB-02**  
 ORG. DATE - 11/09/2023

**CONCEPTUAL PLAN NOTES**

- 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
- 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.
- 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 0 40  
 1" = 40'

P:\2023\NHA230051.00\CADD\DRAWINGS\CONCEPT\FSCONCEPT\_BINAHA230051.00-CPTB-0A-1-1-LAYOUT: CB-02 AERIAL