CONCEPT NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT FOR A 4,900 SF FOOTPRINT WITH TWO DRIVE-THRU USES.
2. SUBJECT PROPERTIES INCLUDE TAX MAP 47 LOTS 1-4, 2-5, 2-6 AND MAP 49 LOTS 1-4, 1-5, 1-6 AND 1-7.
3. SUBJECT PROPERTIES ARE LOCATED WITHIN THE COM, COMMERCE ZONING DISTRICT.
4. RETAIL AND RESTAURANT ARE PERMITTED USES IN THE COM ZONING DISTRICT.
5. THE MINIMUM FRONT, SIDE AND REAR BUILDING SETBACKS ARE ALL 20 FEET. THE MINIMUM BUILDING SETBACKS HAVE BEEN MET.
6. THE MINIMUM PARKING AND TRAVEL ACCESS SETBACK IS 20 FEET ALONG THE FRONT PROPERTY LINE AND 15 FEET ALONG THE REAR AND SIDE PROPERTY LINES.
7. REQUIRED PARKING FOR THE EXISTING AND PROPOSED USES ARE AS FOLLOWS.
   - 7.1. EX. APARTMENTS: 89 UNITS X 2 SPACES /UNIT = 178 SPACES
   - 7.2. EX. BREWERY: 135 SEATS X 1 SPACE/4 SEATS = 34 SPACES
   - 7.3. EX. CASINO: 4,250 SF X 1 SPACE / 500 SF = 9 SPACES
   - 7.4. EX. BANK: 2,500 SF X 1 SPACE / 200 SF = 13 SPACES
   - 7.5. PROP. RETAIL: TBD SF X 1/200 SF = TBD SPACES
   - 7.6. PROP. RESTAURANT: TBD SEATS X 1/ 4 SEATS = TBD SPACES
   - 7.7. TOTAL PARKING REQUIRED = TBD SPACES
   - 7.8. TOTAL PARKING PROVIDED = 297 SPACES (INCLUDES 11 ADA SPACES) PARKING RATIOS NEED TO BE CONFIRMED WITH THE CITY OF KEENE TO CONFIRM REQUIRED PARKING IS PROVIDED.)
8. EXISTING UTILITIES, TOPOGRAPHY, AND SURFACE GROUND FEATURES SHOWN PER SURVEY PROVIDED TO FUSS AND O'NEILL BY J.E. BELANGER LAND SURVEYING PLLC. FUSS AND O'NEILL MAKES NO WARRANTY AS TO THE ACCURACY OF THE EXISTING CONDITIONS.
9. A PORTION OF THE EXISTING PARKING AND ACCESS AISLE IS LOCATED UPON THE ABUTTING PROPERTY OWNED BY EVERSOURCE. A REVIEW IS NEEDED TO DETERMINE IF AN EASEMENT EXISTS BETWEEN THIS PARCEL AND EVERSOURCE.
10. ADDITIONAL PARKING ENCROACHMENTS EXIST AND SHOULD BE CLARIFIED.
11. DIMENSIONAL ZONING REQUIREMENTS ARE NOTED BELOW AND SHALL BE VERIFIED ONCE THE CONCEPT PLAN IS FURTHER DEVELOPED.
    - MAX. STORIES = 2 STORIES
    - MAX. HEIGHT = 55 FEET
    - MIN. LOT AREA = 15,000 SQUARE FEET
    - MIN. FRONT SETBACK = 20 FEET
    - MIN. REAR SETBACK = 20 FEET
    - MIN. SIDE SETBACK = 20 FEET
    - MAX. LOT COVERAGE = 80%
    - MIN. GREEN COVERAGE = 20%
    - MIN. FRONT SETBACK OF OPEN SPACE = 20 FEET
    - MIN. FRONT, SIDE AND REAR SETBACK OF PAVED/UNPAVED PARKING AND TRAVEL SURFACE
    - FRONT= 20 FEET, SIDE = 15 FEET, REAR = 15 FEET
    - MIN. FRONTAGE = 50 FEET
    - 50 PERCENT OF THE REQUIRED GREEN/OPEN SPACE MUST BE PROVIDED BETWEEN THE STREET AND THE FRONT OF THE BUILDING, VISIBLE FROM THE STREET
    - LANDSCAPING WITHIN A PARKING LOT = 10% LANDSCAPE AREA IN OR ADJACENT TO THE PARKING LOT
13. AN SU40 IS THE MAXIMUM DELIVERY VEHICLE SIZE.
14. A DUMPSTER IS PROVIDED FOR TRASH STORAGE/REMOVAL.

No.	DATE	DESCRIPTION	DESIGNER	REVIEWER
1.			XX/XX	XX

SCALE: HORZ.: 1" = 30'
VERT.:
DATUM: HORZ.:
VERT.:
30 15 0 30
GRAPHIC SCALE

FUSS&O'NEILL
50 COMMERCIAL STREET
MANCHESTER, NEW HAMPSHIRE 03101
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BRADY SULLIVAN PROPERTIES

CONCEPT PLAN 13

COLONY MILL
222 WEST STREET
KEENE NEW HAMPSHIRE

PROJ. No.: 20191323.A10
DATE: 5/27/2020

CC-113

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