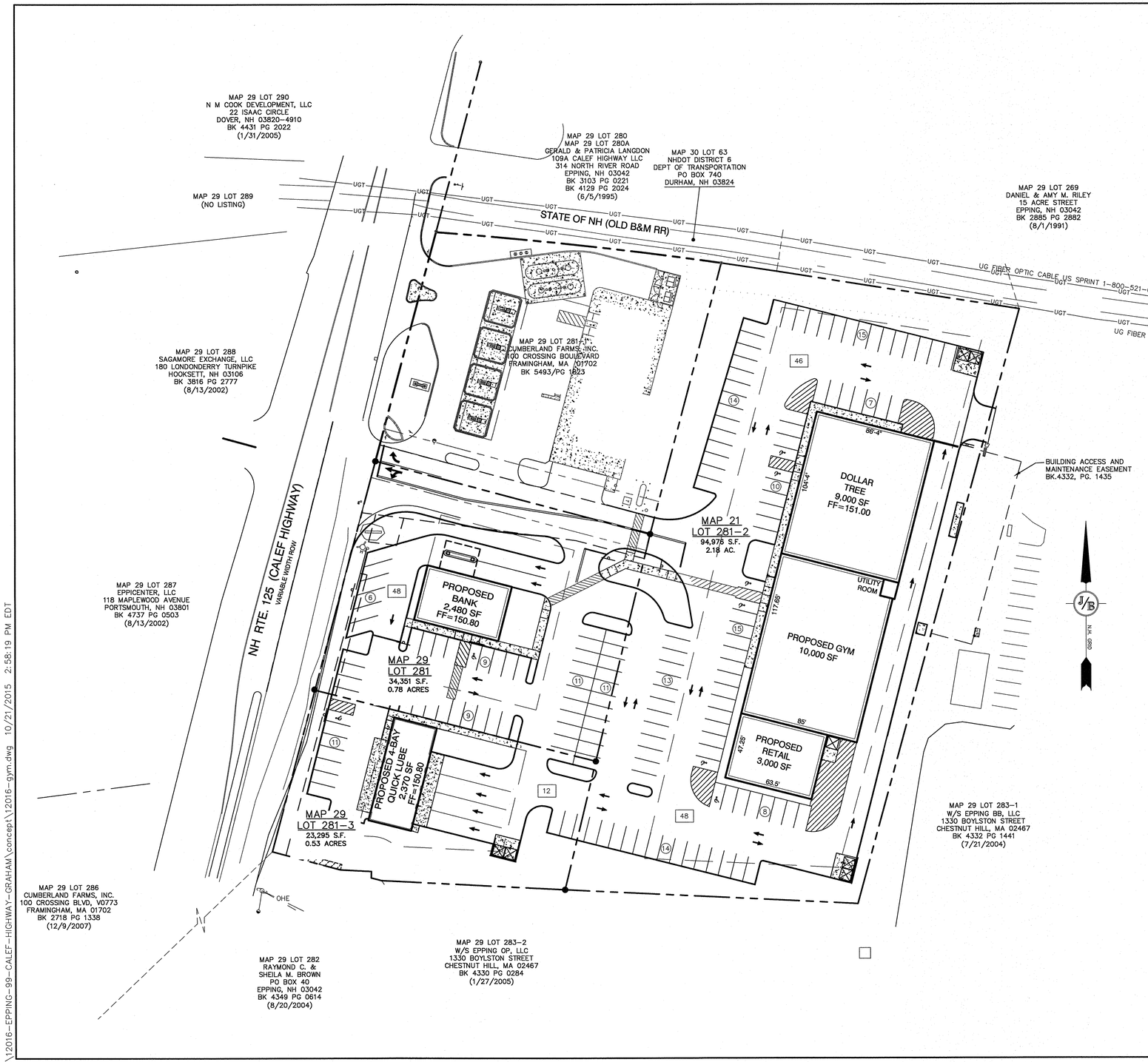


SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO DEPICT THE CONSTRUCTION OF THREE COMMERCIAL BUILDINGS WITH ASSOCIATED PARKING. PROJECT ON TAX MAP 29 LOTS 281, 281-2 & 281-3 TO BE SERVED BY ELECTRIC, PROPANE GAS, MUNICIPAL SEWER & PUBLIC WATER. COMPLETE PLAN SET IS ON FILE AT THE PLANNING BOARD OFFICE.

2. ZONING DISTRICT: INDUSTRIAL/COMMERCIAL ZONE
   DIMENSIONAL REQUIREMENTS:
   LOT AREA MINIMUM = 3 ACRES*
   LOT WIDTH MINIMUM = 200'
   FRONT SETBACK = 100' FROM CENTERLINE OF ALL EXISTING ROADS AND 75' FROM THE CENTERLINE FOR PROPOSED (NON-EXISTING) INTERNAL ROADS OF CLASS V OR GREATER
   SIDE SETBACK = 25'
   REAR SETBACK = 50'**
   MAX. BUILDING HEIGHT = 50' OR 5 STORIES (EXCLUDING ROOF). ALL BUILDINGS OVER 35' MUST PROVIDE FIRE SUPPRESSION PLAN APPROVED BY TOWN OF EPPING FIRE DEPARTMENT AND PLANNING BOARD.
   MAX. BUILDING COVERAGE = 30% (MAY BE INCREASED TO 45% PROVIDED LOT RUNOFF REMAINS THE SAME
   MIN. SETBACK FROM RESIDENTIAL AREA = 100'

3. THE FOLLOWING VARIANCE WAS GRANTED 9/26/12 FOR LOT 281:
   A) ARTICLE 3, SCHEDULE 1 – LOT AREA
   B) ARTICLE 3, SCHEDULE 1 – LOT WIDTH
   C) ARTICLE 3, SCHEDULE 1 – SIDE SETBACK 25'
   D) ARTICLE 3, SCHEDULE 1 – REAR SETBACKS 50'

   THE FOLLOWING VARIANCE WAS GRANTED 5/14/13 FOR LOT 281-2:
   A) ARTICLE 3, SCHEDULE I – LOT AREA (57,646 SF)

   THE FOLLOWING VARIANCES WERE GRANTED 5/14/13 FOR LOT 281-3:
   A) ARTICLE 3, SCHEDULE I – LOT AREA (94,976 SF)
   B) ARTICLE 3, SCHEDULE I – REAR SETBACK OF 20'

   THE FOLLOWING VARIANCES WERE GRANTED 11/17/14 FOR LOT 281:
   A) ARTICLE 3.7.11, SCHEDULE I – LOT DIMENSION
   B) ARTICLE 3.7.11, SCHEDULE I – LOT SETBACKS (5')

4. PARKING CALCULATIONS:

BUSINESS	SIZE	PARKING	REQUIRED	PROVIDED
4 BAY QUICK LUBE	(6 EMPL.)	4 PER BAY AND 1 PER EMPLOYEE	16 6	
RETAIL	10,000 SF	1/200 SF	50	
RETAIL	3,000 SF	1/200 SF	15	
RETAIL	9,000 SF	1/200 SF	45	
RETAIL	2,480 SF	1/200 SF	13	
TOTAL ENTIRE SITE			145	154

**WAIVER REQUESTED FROM SECTION 24.B.4.TO PROVIDE SHARED PARKING

5. RECIPROCAL EASEMENTS FOR ACCESS, PARKING, UTILITIES AND MAINTENANCE SHALL BE IN PLACE PRIOR TO SUBDIVISION APPROVAL. "EASEMENT PLAN 99 CALEF HIGHWAY (NH ROUTE 125) EPPING, NH" SCALE 1"=40'; DATED 2/12/15 PREPARED BY JONES AND BEACH ENGINEERS INC. NOT YET APPROVED.

6. BUILDING FOOTPRINTS LOT 281 = 2,480 S.F. = 7.2% BUILDING COVERAGE
   BUILDING FOOTPRINTS LOT 281-2 = 22,000 S.F. = 23% BUILDING COVERAGE
   BUILDING FOOTPRINTS LOT 281-3 = 2,370 S.F. = 10% BUILDING COVERAGE

7. TOTAL IMPERVIOUS AREA LOT 281 = 28,154 S.F. = 81.9%
   TOTAL IMPERVIOUS AREA LOT 281-2 = 73,226 S.F. = 77.1%
   TOTAL IMPERVIOUS AREA LOT 281-3 = 13,157 S.F. = 56.4%
   TOTAL SHARED IMPERVIOUS AREA (LOT 281, 281-2, 281-3)=114,5374 S.F. = 75.0%

8. NHDES ALTERATION OF TERRAIN PERMIT: AoT-0860, DATED 2/16/15.
   NHDOT DRIVEWAY PERMIT PENDING: 06-147-362, DATED: 2/10/15

9. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.

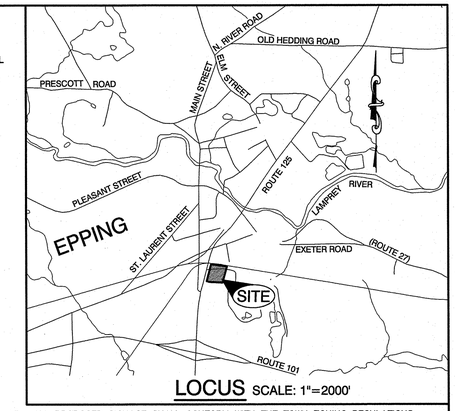
10. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.

11. SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE. REFERENCE FEMA COMMUNITY PANEL NO. 330015C 0215 E, DATED MAY 17, 2005.

12. LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.

13. ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.P.). THIS DOCUMENT IS TO BE KEPT ONSITE AT ALL TIMES AND UPDATED AS REQUIRED.

14. PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.



LOCUS SCALE: 1"=2000'

15. ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED. A COLOR RENDERING OF THE PYLON SIGN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT AT THE TIME OF SIGN BUILDING PERMIT.

16. ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.

17. ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL HAVE TWO COATS OF PAINT, ALKYD BASIN SYNTHETIC RESIN, FEDERAL SPECIFICATION TTP-115 TYPE 1, IN A COLOR OF WHITE.

18. ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.

19. ALL CURBING TO BE STRAIGHT GRANITE WITH A MINIMUM RADIUS OF 2', UNLESS OTHERWISE NOTED.

20. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.

21. SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.

22. ALL CONSTRUCTION WILL CONFORM TO TOWN STANDARDS AND REGULATIONS.

23. ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.

24. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

25. THE TAX MAP AND LOT NUMBERS AND ABUTTING OWNERS ARE BASED ON THE TOWN OF EPPING TAX RECORDS AND ARE SUBJECT TO CHANGE.

26. RESEARCH WAS PERFORMED AT THE TOWN OF EPPING ASSESSORS OFFICE AND THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.

27. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.

28. THE 15'X30' OUTDOOR STORAGE AREA WILL BE USED FOR GENERAL STORAGE FOR FUTURE TENANT. THE STORAGE AREA WILL BE GATED BY A 6' CHAIN LINK SCREENED FENCE.

29. DUMPSTER'S ARE TO BE PICKED UP BETWEEN THE TIME OF 7:00 AM TO 9:00 PM.

30. ROOF TOP MECHANICS DIRECTED AWAY FROM RESIDENTIAL DISTRICT.

31. ALL BUILDINGS IN COMPLIANCE WITH THE EPPING ENERGY COMPLIANCE, SECTION 22.

32. GATE AT REAR OF SITE SHALL BE USED FOR PUBLIC SAFETY ACCESS.

33. FIRE CONNECTION TO BE LOCATED AT FRONT OF BUILDINGS (ENTERING SIDE).

34. THERE IS TO BE NO EXPOSURE OR RELEASE OF REGULATED SUBSTANCES DUE TO THE PRECIPITATION OF RUNOFF FROM THE SITE. ALL HAZARDOUS SUBSTANCES MUST BE STORED IN ACCORDANCE WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS.

35. A CONDITION OF THE APPROVAL OF THIS SITE PLAN SET, THE DEVELOPER OF RETAIL SPACE SHALL SUBMIT DOCUMENTATION TO THE TOWN PLANNING DEPARTMENT SHOWING THEY COMPLY WITH THE TOWN'S ENERGY REQUIREMENTS AS SHOWN IN ARTICLE 22 OF THE ZONING ORDINANCE.

36. AT THE COMPLETION OF THE PROJECT, THE ENGINEER OF RECORD SHALL SUBMIT A SIGN OFF LETTER STATING THE SITE WAS BUILT ACCORDING TO THE APPROVED PLAN.

37. THE PLANNING BOARD TO REVIEW COLORED ARCHITECTURALS AND SIGN PACKAGES FOR ALL PROPOSED BUILDINGS PRIOR TO THE CONSTRUCTION.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

PROJECT PARCEL	APPLICANT/OWNER
TOWN OF EPPING, NH TAX MAP 29 LOT 281 & 281-2	W.S. GOODRICH, INC. 99 CALEF HIGHWAY EPPING, NH 03042 BK 0918 PG 0183 (7/27/1926)
TOTAL LOT AREA 152,623 SQ. FT. 3.50 ACRES	

F:\Land Projects 3\2016-EPPING-99-CALEF-HIGHWAY-GRAHAM\concept\12016-gym.dwg 10/21/2015 2:58:19 PM EDT

Design: JAC	Draft: LAZ	Date: 10/5/15
Checked: DMC	Scale: 1"=40'	Project No.: 12016.1
Drawing Name: 12016-ORIELLY.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
2	10/21/15	REVISED CONCEPT	WGM
1	12/30/13	REVISED BUILDING DIMENSIONS	WGM
0	8/28/13	ISSUED FOR REVIEW	LAZ

Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	SITE PLAN
Project:	99 CALEF HIGHWAY (NH ROUTE 125) EPPING, NH
Owner of Record:	W.S. GOODRICH, INC. attn: ROBERT GOODRICH 99 CALEF HIGHWAY (RTE. 125), EPPING, NH 03042

DRAWING No.

ZOO

SHEET 4 OF 12
JBE PROJECT NO. 12016.1