

CURB LEGEND

- PROF. BITUMINOUS CONCRETE BERM
- PROF. VERTICAL CONCRETE CURB
- PROF. VERTICAL GRANITE CURB

MAP 7 LOT 8-2
N/F 56 CONCORD ROAD LEE, LLC
199 CONSTITUTION AVENUE
PORTSMOUTH, NH 03801
BOOK 4341 PAGE 662

LEGEND

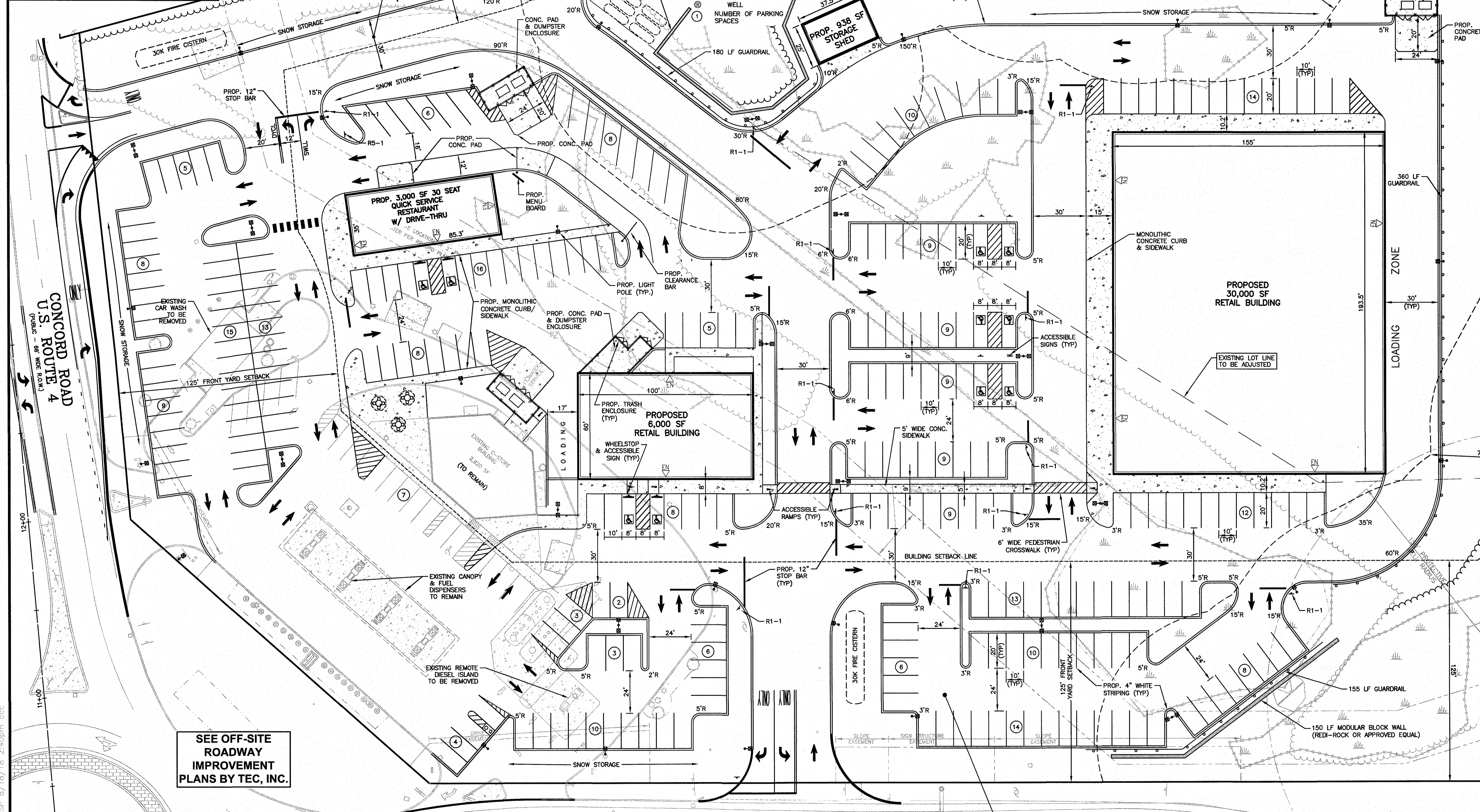
- OVERHEAD SERVICE WIRES
- DOUBLE SOLID YELLOW LINE
- SINGLE SOLID WHITE LINE
- DASHED YELLOW LINE
- SLOPED GRANITE CURB
- SIGN
- MONITORING WELL
- TREELINE
- SPOT ELEVATION
- CONTOUR ELEVATION
- UTILITY POLE
- SEWER MANHOLE
- UNDERGROUND ELECTRIC
- CATCH BASIN
- WELL
- NUMBER OF PARKING SPACES

SIGN KEY			
SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS	NUMBER OF SIGNS
R1-1	STOP R/W	30" x 30" NEW SIGN WITH POST	11
R7-8	WETLANDS B/W	12" x 18" NEW SIGN WITH POST	5
R7-8A	WETLANDS B/W	12" x 6" NEW SIGN WITH POST	3
R5-1	NO PARKING R/W	30" x 30" NEW SIGN WITH POST	1

MAP 7 LOT 8-0
25.97 Ac.±

WETLANDS DELINEATED BY
GOVE ENVIRONMENTAL
SERVICES INC. IN JUNE 2015.
GES PROJECT 2016062

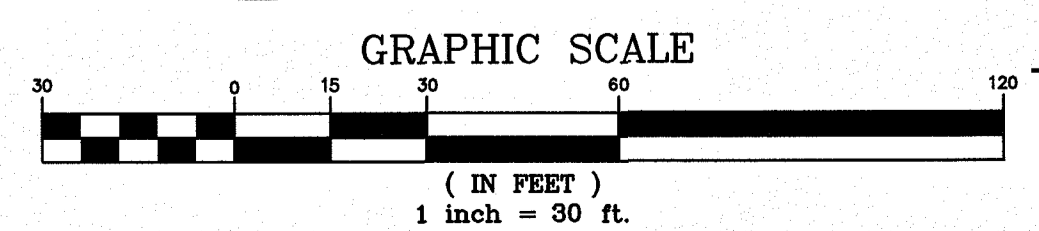
- NOTES:**
- TAX MAP 7 LOTS 8-0 & 8-1
 - ZONING DISTRICT: COMMERCIAL DISTRICT
 - LOT AREA = 33.05 Ac.± (2 LOTS TO BE MERGED)
 - EXISTING BOUNDARY AND PLANIMETRIC INFORMATION AS SHOWN IS THE RESULT OF AN ACTUAL FIELD SURVEY BY THIS OFFICE.
 - EXISTING USE:
LOT 8-1 - RETAIL MOTOR FUEL OUTLET WHICH INCLUDES A 2,920 SF CONVENIENCE STORE, A RETAIL FUEL DISPENSING AREA WITH 5 FUEL DISPENSERS (10 FUELING LOCATIONS), AND A 864 SF CAR WASH.
LOT 8-0 - UNDEVELOPED.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A MIXED USE DEVELOPMENT WHICH INCLUDES A 30 SEAT QUICK SERVICE RESTAURANT W/ DRIVE THRU, A 6,000 SF RETAIL BUILDING, AND A 30,000 SF RETAIL BUILDING WITH ASSOCIATED PARKING & LOADING.
 - THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
 - THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE (811) PRIOR TO ANY EXCAVATION.
 - WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
 - A PORTION OF THE SITE IS LOCATED WITHIN THE 100 YEAR FLOOD ZONE 'A', THE REMAINING PORTION OF THE SITE IS LOCATED IN FLOOD ZONE 'X' AS TAKEN FROM THE FLOOD INSURANCE RATE MAP #33017C0295D WITH AN EFFECTIVE DATE: MAY 17, 2005 FOR THE COUNTY OF STRAFFORD NEW HAMPSHIRE.
 - ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE ARCHITECTURAL DRAWINGS AS SUPPLIED BY THE DEVELOPER.
 - ALL SIGNAGE SHALL CONFORM TO THE TOWN OF LEE REGULATIONS UNLESS A VARIANCE IS OBTAINED FROM THE ZBA. A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION. ROADWAY SIGNS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING ON SITE BITUMINOUS CONCRETE, CONCRETE PADS, BRICKS, FILL PILES AND ALL OTHER EXISTING SURFACE AND UNDERGROUND STRUCTURES WHICH ARE NOT TO BE RE-USED AS PART OF THE CONSTRUCTION. SEE DEMOLITION PLAN.
 - PROPOSED SNOW STORAGE AREAS ARE AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE IN ACCORDANCE WITH NHDES REGULATIONS.
 - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.



SEE OFF-SITE
ROADWAY
IMPROVEMENT
PLANS BY TEC, INC.

ROUTE 125
(PUBLIC - 82.5' WIDE R.O.W.)

MAP 7 LOT 8-1
308,559 Sq. Ft.
7.084 Ac.±



NHDOT DRIVEWAY PERMIT SITE PLAN SET			
NO.	DESCRIPTION	BY	DATE
REVISIONS			
SITE PLAN			
ASSESSORS MAP 7, LOTS 8-0 & 8-1			
ROUTES 4 & 125			
LEE NEW HAMPSHIRE			
PREPARED FOR:			
LEE CIRCLE DEVELOPMENT, LLC			
13 JANA RD			
SALEM, NH 03079			
		44 Siles Road, Suite One Salem, New Hampshire 03079 (603) 893-0720 ENGINEERS • PLANNERS • SURVEYORS www.mhfdesign.com	
SCALE: 1" = 30'		DATE: JUNE 18, 2018	
DRAWN BY: CCC		CHECKED BY: FCM	
PROJECT NO. 379215		DRAWING NO. 3792SP-NHDOT.DWG	
SHEET NO. 4 OF 15		SHEET NO.	