

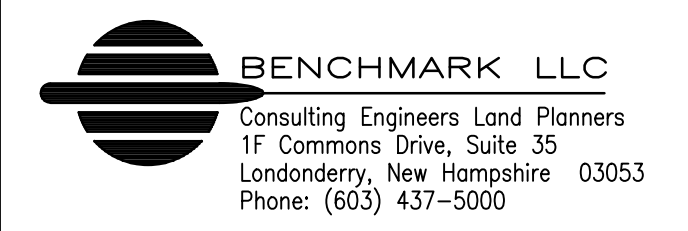
- PLAN NOTES**
1. THE PURPOSE OF THIS PLAN IS TO SHOW PROPOSED IMPROVEMENTS TO THE TAX MAP 20 LOT 22-14 FOR THE PURPOSE OF APPLYING FOR A VARIANCE TO ALLOW PROPOSED RETAINING WALLS, EXCEEDING 6 FEET IN HEIGHT, WITHIN THE SETBACKS TO THE SITES PROPERTY LINES
  2. PARCEL ZONE - COMMERCIAL (CO)
  3. ZONING REQUIREMENTS
    - FRONTAGE - 175 FEET
    - LOT SIZE - 1.5 ACRES
    - FRONT SETBACK - 60 FEET
    - REAR YARD - 30 FEET
    - SIDE YARD
      - ABUTTING STREET - 60 FEET
      - ABUTTING A LOT - 30 FEET
      - MAX BLDG HEIGHT - 48 FEET
      - BUILDING COVERAGE - 75% (ORDINANCE USES TOTAL IMPERVIOUS COVER)
  4. PARCEL AREA - 2.66 acres
  5. TOTAL PROPOSED IMPERVIOUS - 63,000 +/- = 54%

- NOTES CONTINUED**
6. WETLANDS FLAGGED ON-SITE BY BLUE MOON ENVIRONMENTAL
  7. A PORTION OF THIS PROPERTY FALLS WITHIN THE 100 YEAR FLOOD HAZARD ZONE AS SHOWN ON THE FIRM - COMMUNITY PANEL #33011C0359D EFFECTIVE DATE: 9/25/2009 (ELEVATION 229)

**CONCEPTUAL SITE PLAN**  
 TAX MAP 20 LOT 22-14  
**206 NH ROUTE 101**  
**BEDFORD, NEW HAMPSHIRE 03110**  
 OWNER OF RECORD/PREPARED FOR  
 BOW LANE NEXT GEN, LLC  
 30 CATSBY LANE  
 BEDFORD NEW HAMPSHIRE 03110

SCALE 1"=20'      SHEET 1 OF 1      SEPTEMBER 20, 2022

REVISIONS	DATE



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