REFERENCE PLANS

1. GIS.

NOTES

1. CURRENT ZONING IS GENERAL INDUSTRIAL (I-2) ZONING DISTRICT.

	REQUIRED	PROVIDED
MIN. LOT SIZE:	2.0 AC.	5.04 AC.
MIN. LOT FRONTAGE:	200'	449.16'
MIN. BUILDING SETBACKS:		
FRONT	50'	70'
SIDE	30'	49'
REAR	30'	106.5'
MAX. BUILDING HEIGHT:	40'	<40'
MAX. LOT COVERAGE:	80%	57.2±%

2. USE PERMITTED

3. PARKING CALCULATIONS: 9'X19'
   REQUIRED: CONTRACTOR BAYS (WAREHOUSING AND STORAGE OF NON-FLAMMABLE, NON-EXPLOSIVE GOODS) (42,000 SF)/1,000 SF = 42 SPACES

   PROPOSED: 123 SPACES (3.8 SPACES/UNIT)

4. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:

DRAINAGE	PRIVATE
SEWER	SEPTIC
WATER	WELL
GAS	LIBERTY UTILITIES
ELECTRIC	EVERSOURCE
TELEPHONE	CONSOLIDATED
CABLE	COMCAST

5. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON GIS INFORMATION.
6. TOPOGRAPHY WAS GENERATED FROM GIS INFORMATION.
7. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF BOW, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 33013C0563E, EFFECTIVE DATE: 4-19-2010, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.
8. TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.
9. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.
10. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.
11. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.
12. INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.

TAX MAP 36 LOT 5-18-F

CONCEPTUAL SITE PLAN 'A'

167 RIVER ROAD

BOW, NH

OWNED BY

164C DUNKLEE LLC

SCALE: 1"=40' **JULY 29, 2025**

This plan is for conceptual purposes only. It is not necessarily the result of a complete on-site survey, nor is it intended for construction uses. Locations of boundaries and wetlands are approximate, and not necessarily correct or accurate. Compliance with current regulations must be verified.

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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.

THIS PLAN IS A PRELIMINARY CONCEPTUAL DESIGN FOR SITE LOCATION FEASIBILITY AND DISCUSSION PURPOSES ONLY. ADDITIONAL PERMITS, WAIVERS, AND VARIANCE MAY BE REQUIRED UPON FURTHER DESIGN, REVIEW, AND COORDINATION WITH THE TOWN.

HORIZONTAL SCALE 1"=40'
40 20 0 40

REV.	DATE	DESCRIPTION	DR	CK

TFM
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Traffic Engineers
Land Surveyors
Landscape Architects
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FILE	------.--	DR	--	FB	--	CONCEPT A
		CK	--	CADFILE	BUS. DEVEL.	