

NH ROUTE 120 CORRIDOR MANAGEMENT PLAN

BUILD-OUT SCENARIO 1A (EXISTING ZONING, PLANNED/REALISTIC DEVELOPMENT)

SCALE 1:20,000

- - - - - Indicates Assumption Related to Residential Development
- - - - - Indicates Assumption Related to Non-residential Development
- - - - - Indicates Planned/Proposed/Permitted Project
- - - - - Indicates Area is Preserved/Conserved, Built-out, or Otherwise Unbuildable

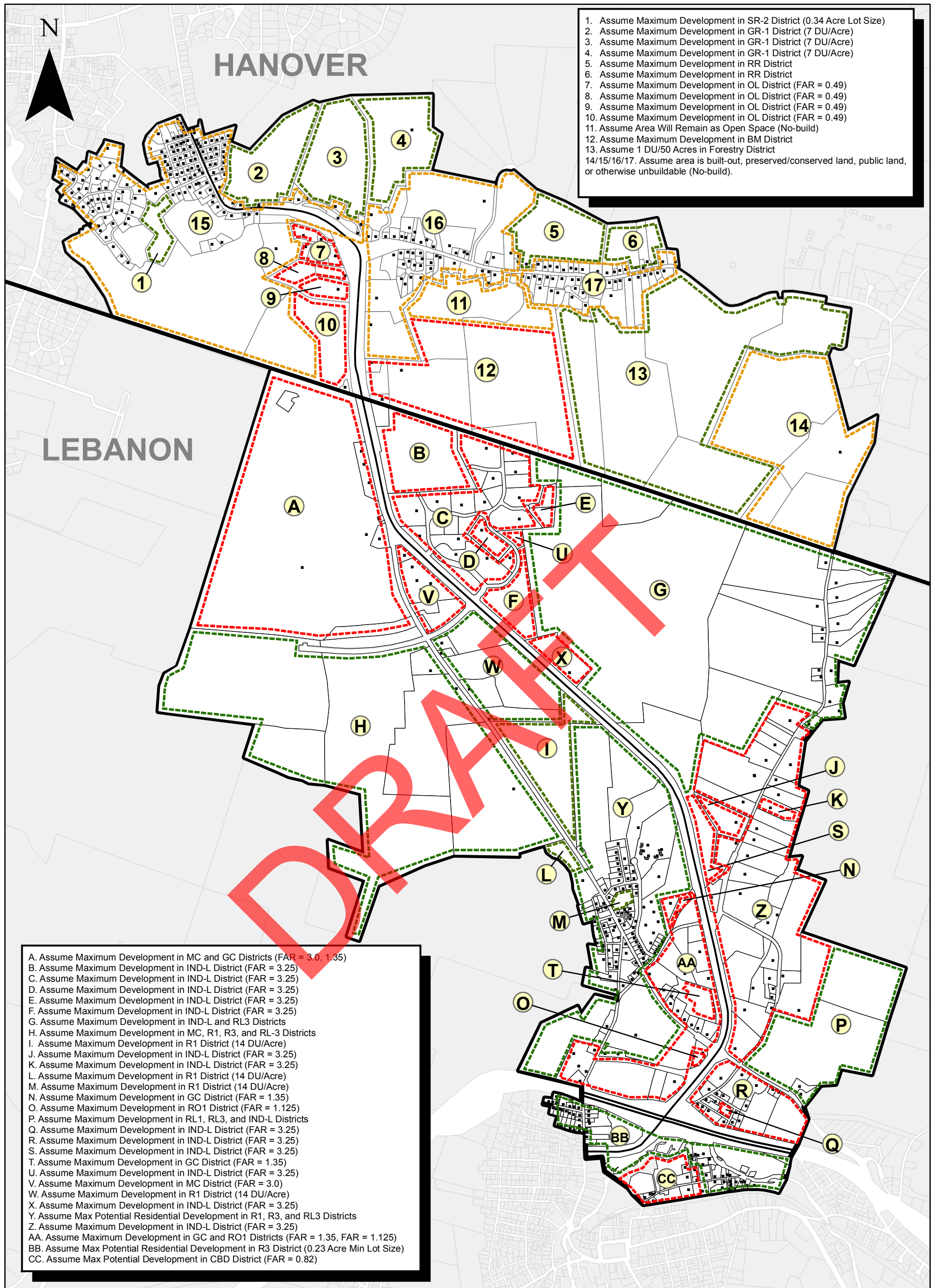
Notes:

1. 50% Development Efficiency Uniformly Applied to Residential Development Assumptions. (Hanover Tracts 2,3,4,6,13 and Lebanon Tracts G,H,P,W,Y,BB)
2. Floor Area Ratio (FAR) is defined as Total Building Floor Area divided by Total Lot Area.
3. Efficiency of residential development takes into account how much land has to be set aside for roads, parking, and open space.



MAP CREATED BY THE UPPER VALLEY LAKE SUNAPEE REGIONAL PLANNING COMMISSION- AUGUST, 2007.





1. Assume Maximum Development in SR-2 District (0.34 Acre Lot Size)
2. Assume Maximum Development in GR-1 District (7 DU/Acre)
3. Assume Maximum Development in GR-1 District (7 DU/Acre)
4. Assume Maximum Development in GR-1 District (7 DU/Acre)
5. Assume Maximum Development in RR District
6. Assume Maximum Development in RR District
7. Assume Maximum Development in OL District (FAR = 0.49)
8. Assume Maximum Development in OL District (FAR = 0.49)
9. Assume Maximum Development in OL District (FAR = 0.49)
10. Assume Maximum Development in OL District (FAR = 0.49)
11. Assume Area Will Remain as Open Space (No-build)
12. Assume Maximum Development in BM District
13. Assume 1 DU/50 Acres in Forestry District
- 14/15/16/17. Assume area is built-out, preserved/conserved land, public land, or otherwise unbuildable (No-build).

- A. Assume Maximum Development in MC and GC Districts (FAR = 3.0, 1.35)
- B. Assume Maximum Development in IND-L District (FAR = 3.25)
- C. Assume Maximum Development in IND-L District (FAR = 3.25)
- D. Assume Maximum Development in IND-L District (FAR = 3.25)
- E. Assume Maximum Development in IND-L District (FAR = 3.25)
- F. Assume Maximum Development in IND-L District (FAR = 3.25)
- G. Assume Maximum Development in IND-L and RL3 Districts
- H. Assume Maximum Development in MC, R1, R3, and RL-3 Districts
- I. Assume Maximum Development in R1 District (14 DU/Acre)
- J. Assume Maximum Development in IND-L District (FAR = 3.25)
- K. Assume Maximum Development in IND-L District (FAR = 3.25)
- L. Assume Maximum Development in R1 District (14 DU/Acre)
- M. Assume Maximum Development in R1 District (14 DU/Acre)
- N. Assume Maximum Development in GC District (FAR = 1.35)
- O. Assume Maximum Development in RO1 District (FAR = 1.125)
- P. Assume Maximum Development in RL1, RL3, and IND-L Districts
- Q. Assume Maximum Development in IND-L District (FAR = 3.25)
- R. Assume Maximum Development in IND-L District (FAR = 3.25)
- S. Assume Maximum Development in IND-L District (FAR = 3.25)
- T. Assume Maximum Development in GC District (FAR = 1.35)
- U. Assume Maximum Development in IND-L District (FAR = 3.25)
- V. Assume Maximum Development in MC District (FAR = 3.0)
- W. Assume Maximum Development in R1 District (14 DU/Acre)
- X. Assume Maximum Development in IND-L District (FAR = 3.25)
- Y. Assume Max Potential Residential Development in R1, R3, and RL3 Districts
- Z. Assume Maximum Development in IND-L District (FAR = 3.25)
- AA. Assume Maximum Development in GC and RO1 Districts (FAR = 1.35, FAR = 1.125)
- BB. Assume Max Potential Residential Development in R3 District (0.23 Acre Min Lot Size)
- CC. Assume Max Potential Development in CBD District (FAR = 0.82)

NH ROUTE 120 CORRIDOR MANAGEMENT PLAN

BUILD-OUT SCENARIO 1B (EXISTING ZONING, MAXIMUM POTENTIAL DEVELOPMENT)

SCALE 1:20,000

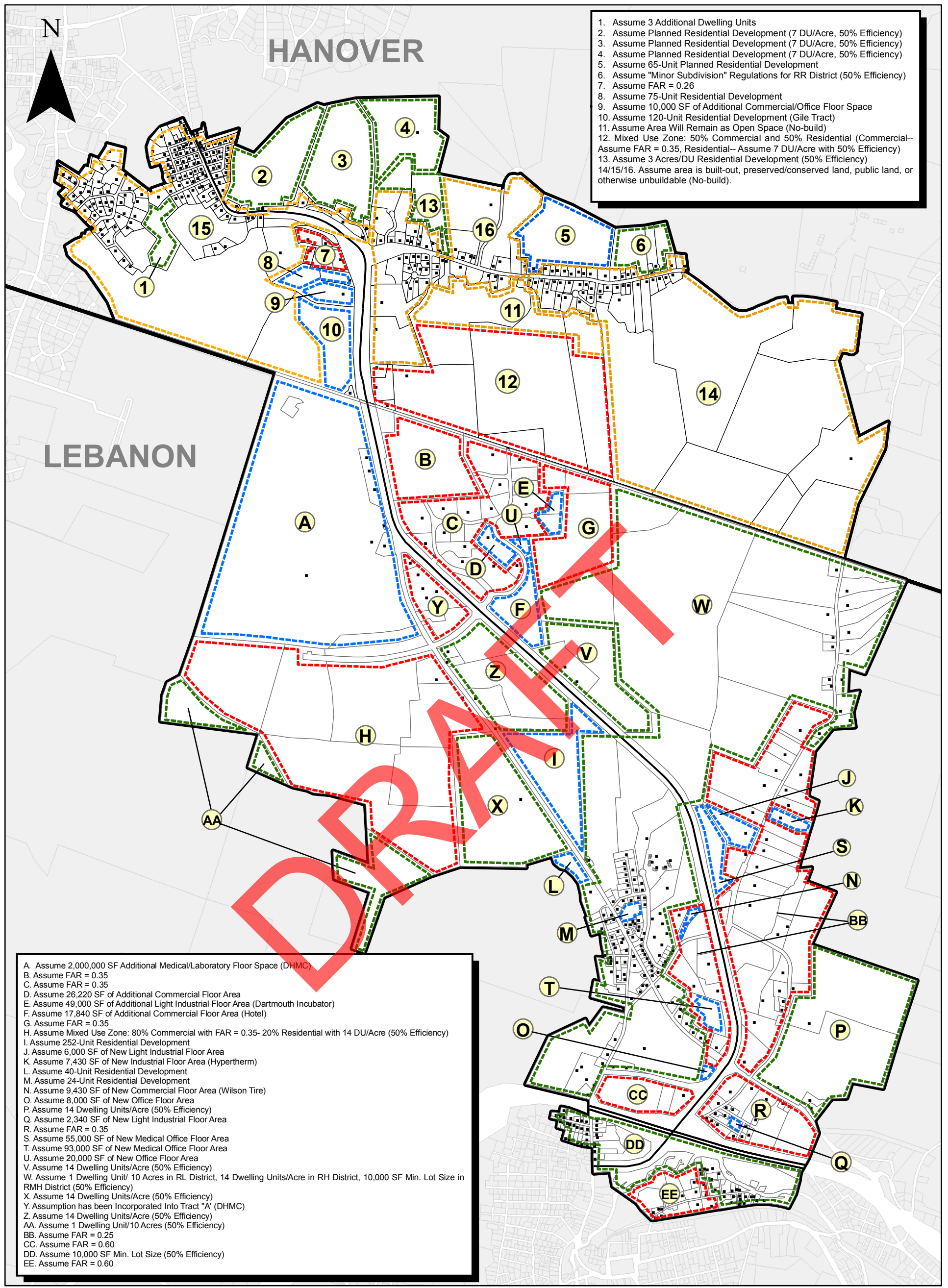
- - - - - Indicates Assumption Related to Residential Development
- - - - - Indicates Assumption Related to Non-residential Development
- - - - - Indicates Area is Preserved/Conserved, Built-out, or Otherwise Unbuildable

Notes:
 1. 100% Development Efficiency Uniformly Applied to Residential Development Assumptions.
 2. Floor Area Ratio (FAR) is defined as Total Building Floor Area divided by Total Lot Area.



MAP CREATED BY THE UPPER VALLEY LAKE SUNAPEE REGIONAL PLANNING COMMISSION- AUGUST, 2007.





1. Assume 3 Additional Dwelling Units
2. Assume Planned Residential Development (7 DU/Acre, 50% Efficiency)
3. Assume Planned Residential Development (7 DU/Acre, 50% Efficiency)
4. Assume Planned Residential Development (7 DU/Acre, 50% Efficiency)
5. Assume 65-Unit Planned Residential Development
6. Assume "Minor Subdivision" Regulations for RR District (50% Efficiency)
7. Assume FAR = 0.26
8. Assume 75-Unit Residential Development
9. Assume 10,000 SF of Additional Commercial/Office Floor Space
10. Assume 120-Unit Residential Development (Gile Tract)
11. Assume Area Will Remain as Open Space (No-build)
12. Mixed Use Zone: 50% Commercial and 50% Residential (Commercial-Assume FAR = 0.35, Residential- Assume 7 DU/Acre with 50% Efficiency)
13. Assume 3 Acres/DU Residential Development (50% Efficiency)
- 14/15/16. Assume area is built-out, preserved/conserved land, public land, or otherwise unbuildable (No-build).

- A. Assume 2,000,000 SF Additional Medical/Laboratory Floor Space (DHMC)
- B. Assume FAR = 0.35
- C. Assume FAR = 0.35
- D. Assume 26,220 SF of Additional Commercial Floor Area
- E. Assume 49,000 SF of Additional Light Industrial Floor Area (Dartmouth Incubator)
- F. Assume 17,840 SF of Additional Commercial Floor Area (Hotel)
- G. Assume FAR = 0.35
- H. Assume Mixed Use Zone: 80% Commercial with FAR = 0.35- 20% Residential with 14 DU/Acre (50% Efficiency)
- I. Assume 252-Unit Residential Development
- J. Assume 6,000 SF of New Light Industrial Floor Area
- K. Assume 7,430 SF of New Industrial Floor Area (Hypertherm)
- L. Assume 40-Unit Residential Development
- M. Assume 24-Unit Residential Development
- N. Assume 9,430 SF of New Commercial Floor Area (Wilson Tire)
- O. Assume 8,000 SF of New Office Floor Area
- P. Assume 14 Dwelling Units/Acre (50% Efficiency)
- Q. Assume 2,340 SF of New Light Industrial Floor Area
- R. Assume FAR = 0.35
- S. Assume 55,000 SF of New Medical Office Floor Area
- T. Assume 93,000 SF of New Medical Office Floor Area
- U. Assume 20,000 SF of New Office Floor Area
- V. Assume 14 Dwelling Units/Acre (50% Efficiency)
- W. Assume 1 Dwelling Unit/ 10 Acres in RL District, 14 Dwelling Units/Acre in RH District, 10,000 SF Min. Lot Size in RMH District (50% Efficiency)
- X. Assume 14 Dwelling Units/Acre (50% Efficiency)
- Y. Assumption has been Incorporated Into Tract "A" (DHMC)
- Z. Assume 14 Dwelling Units/Acre (50% Efficiency)
- AA. Assume 1 Dwelling Unit/10 Acres (50% Efficiency)
- BB. Assume FAR = 0.25
- CC. Assume FAR = 0.60
- DD. Assume 10,000 SF Min. Lot Size (50% Efficiency)
- EE. Assume FAR = 0.60

NH ROUTE 120 CORRIDOR MANAGEMENT PLAN

BUILD-OUT SCENARIO 2A (FUTURE LAND USE, PLANNED/REALISTIC DEVELOPMENT)

SCALE 1:20,000

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- - - - - Indicates Planned/Proposed/Permitted Project
- - - - - Indicates Area is Preserved/Conserved, Built-out, or Otherwise Unbuildable

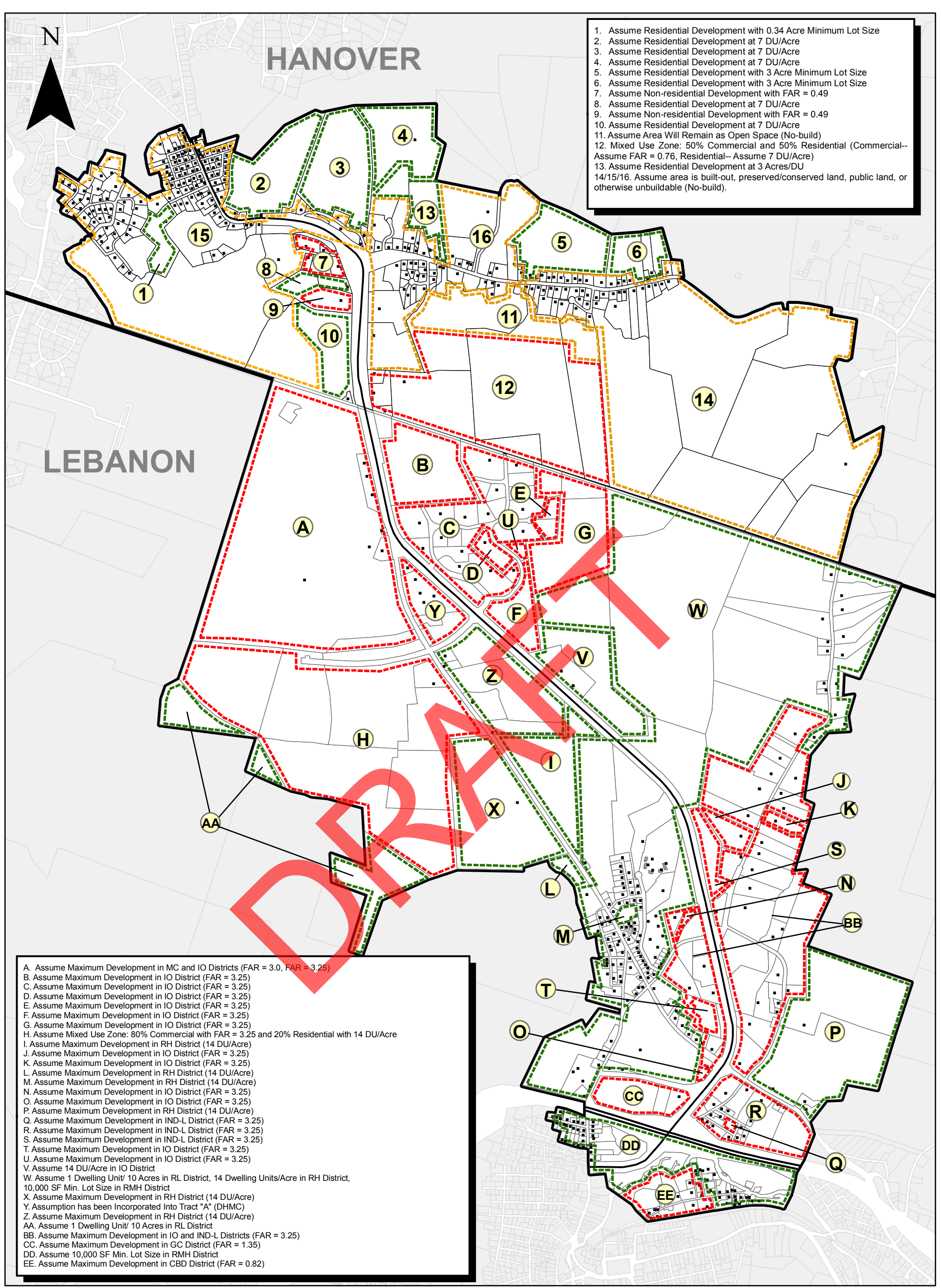
Notes:

1. 50% Development Efficiency Uniformly Applied to Residential Development Assumptions. (Hanover Tracts 2,3,4,6, and 13 and Lebanon Tracts H,P,V,W,X,Z,AA,DD)
2. Floor Area Ratio (FAR) is defined as Total Building Floor Area divided by Total Lot Area.
3. Efficiency of residential development takes into account how much land has to be set aside for roads, parking, and open space.



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NH ROUTE 120 CORRIDOR MANAGEMENT PLAN

BUILD-OUT SCENARIO 2B (FUTURE LAND USE, MAXIMUM POTENTIAL DEVELOPMENT)

SCALE 1:20,000

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- - - - - Indicates Assumption Related to Non-residential Development
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Notes:

- 100% Development Efficiency Uniformly Applied to Residential Development Assumptions.
- Floor Area Ratio (FAR) is defined as Total Building Floor Area divided by Total Lot Area.

