

## LEGEND

	CONC BND
	STONE BOUND FOUND
	IRON PIN FOUND
	DRILL HOLE
	IRON PIN TO BE SET
	TEMPORARY BENCHMARK
	EXISTING GROUND CONTOUR
	EXISTING SPOT ELEVATION
	BUILDING SETBACK LINE
	RETAINING WALL
	CHAIN LINK FENCE
	BITUMINOUS CONCRETE CURBING
	CONCRETE CURBING
	SLOPE GRANITE CURBING
	DOUBLE YELLOW PAINT LINE
	SINGLE YELLOW PAINT LINE
	SINGLE WHITE PAINT LINE
	ACCESSIBLE PARKING SPACE
	STREET ADDRESS
	SIGN
	DETECTABLE WARNING PANEL
	STREET LIGHT
	UTILITY PULL BOX
	UTILITY POLE WITH GUY SUPPORT
	SIGNAL MAST ARM
	HYD
	INV
	PIV
	PL
	PVC
	RCF
	RIM
	SMH
	UG
	VC
	OVERHEAD ELECTRIC & TELEPHONE
	UNDERGROUND ELECTRIC
	UNDERGROUND VIDEO CABLE
	STORM DRAIN & CATCH BASIN
	STORM DRAIN & MANHOLE
	SANITARY SEWER & MANHOLE
	WATER MAIN & HYDRANT
	WATER MAIN & GATE VALVE
	GAS MAIN & GAS GATE
	TREE/BRUSH LINE
	ITEMS TAKEN FROM KLEINFELDER SITE PLAN (SEE NOTE 5 ON SHEET 2)
	CONIFEROUS TREE
	DECIDUOUS TREE
	TRAFFIC SIGNAL
	STORMWATER RUNOFF DIRECTION
	PARKING SPACE COUNT
	PAVEMENT SAWCUT
	REINFORCED CONCRETE
	PROPOSED FULL-DEPTH PAVEMENT

## ABBREVIATIONS

### GENERAL

APPROX	APPROXIMATE
BIT	BITUMINOUS
CLF	CHAIN LINK FENCE
CONC	CONCRETE
DYL	DOUBLE YELLOW LINE
ELEV	ELEVATION
MAX	MAXIMUM
MIN	MINIMUM
N.T.S.	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
SWL	SOLID WHITE LINE
SYL	SOLID YELLOW LINE
TH	THRESHOLD ELEVATION
TYP	TYPICAL

### UTILITY

CB	CATCH BASIN
C.I.	CAST IRON PIPE
CMP	CORRUGATED METAL PIPE
C.O.	CLEANOUT
CU	COPPER PIPE
D.I.	DUCTILE IRON PIPE
DMH	DRAIN MANHOLE
YD	YARD DRAIN MANHOLE
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HYD	HYDRANT
INV	INVERT
PIV	POST INDICATOR VALVE
PL	PLASTIC PIPE
PVC	POLYVINYL CHLORIDE PIPE
RCF	REINFORCED CONCRETE PIPE
RIM	RIM ELEVATION
SMH	SEWER MANHOLE
UG	UNDERGROUND
VC	VITRIFIED CLAY PIPE

## PROJECT TEAM CONTACT INFORMATION

### ARCHITECT

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### ENVIRONMENTAL/GEOTECHNICAL ENGINEER

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BUILDING TABLE					
BUILDING	GROSS BUILDING AREA (SF)	TOTAL UNITS	ONE-BEDROOM UNITS	TWO-BEDROOM UNITS	THREE-BEDROOM UNITS
BUILDING 'A'	20,086	18	0	18	0
BUILDING 'B'	2,253	3	3	0	0
BUILDING 'C'	3,080	3	2	0	1
BUILDING 'D'-H	60,318	48	4	23	21
BUILDING 'I'	9,130	8	0	8	0
TOTALS	94,867	80	9	49	22

### ZONING NOTE 1

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

## PLAN REFERENCES:

- STREET DISCONTINUANCE PLAN, STICKNEY AVENUE, CONCORD, NEW HAMPSHIRE, PREPARED FOR BRADY SULLIVAN PROPERTIES, LLC, DATED 12 OCTOBER 2021 AND REVISED 11/1/21 BY HAYNER-SWANSON, INC. NOT YET RECORDED.
- SUBDIVISION PLAN, MAP 46A BLOCK 2 LOT 1, 11 STICKNEY AVENUE, CONCORD, NEW HAMPSHIRE, PREPARED FOR BRADY SULLIVAN PROPERTIES, LLC, DATED 14 SEPTEMBER 2021 AND REVISED THROUGH 4/20/22 BY HAYNER-SWANSON, INC. RECORDED MCRD PLAN No. 202200012927.
- BOUNDARY PLAN, TAX MAP 46A-BLOCK 2-LOT1, STICKNEY AVE., CONCORD, NH DATED AUGUST 14, 2001, REVISED 9/17/01 BY BURD ENGINEERING AND ON FILE AT THE CITY OF CONCORD PLANNING DEPARTMENT AND NH DOT.
- BOUNDARY, TOPOGRAPHY & UTILITY SURVEY FOR U-HAUL REAL ESTATE DEPT. DATED JUNE 13, 1980 BY RICHARD D. BARTLETT R.L.S. RECORDED: MCRD PLAN No. 6343.
- LAND IN CONCORD, N.H., BOSTON AND MAINE RAILROAD TO TENNEY FUELS, INC. DATED JULY 1982 BY BOSTON AND MAINE RAILROAD. RECORDED: MCRD PLAN No. 1828.
- LAND IN CONCORD, NH, BOSTON & MAINE CORPORATION TO TSUNIS HOLDING, INC., DATED MAY 24, 1988, LAST REVISED 9/17/88 BY HOLDEN ENGINEERING & SURVEYING. RECORDED: MCRD PLAN No. 11145.
- STATE OF NH DOT PLANS OF PROPOSED FEDERAL AID PROJECT I-93-2(56)39, NH PROJECT NO. P-7002-A, INTERSTATE ROUTE 93, ON FILE AT NH DOT.
- STATE OF NH DOT R.O.W. PLANS OF PROPOSED FEDERAL AND URBAN PROJECT U 012-2(8), NH PROJECT NO. C-7832A, BRIDGE STREET OVER STORRS STREET & B&M RAILROAD, ON FILE AT NH DOT.

### MAP 6442Z LOT 5

CITY OF CONCORD  
41 GREEN STREET  
CONCORD, NH 03301-4255  
ZONE: OCP  
USE: RECREATION

### MAP 6442Z LOT 6

GRANITE CENTER LLC  
P.O. BOX 1438  
CONCORD, NH 03302-1438  
BK 3603 PG 1190  
ZONE: OCP  
USE: PARKING LOT

### MAP 6442Z LOT 9

PFP ASSOCIATES LTD PARTNERSHIP  
56 KEARNEY ROAD, FLOOR 1  
NEEDHAM HEIGHTS, MA 02494-2507  
BK 1615 PG 804  
ZONE: OCP  
USE: SHOPPING MALL

### MAP 743Z LOT 10

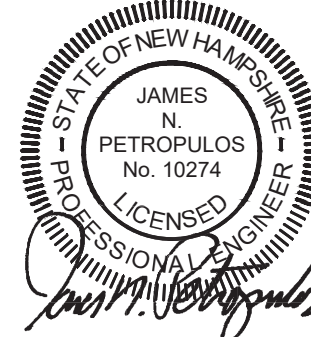
NORTHERN RAILROAD  
C/O PAN AM RAILWAYS, INC.  
N1700 IRON HORSE PARK  
NORTH BILLERICA, MA 01862-1681  
ZONE: OCP  
USE: RAILROAD

## APPROVED

UNDER THE PROVISIONS OF R.S.A. 674:43 & R.S.A. 674:44  
CITY PLANNING BOARD  
CITY OF CONCORD, NEW HAMPSHIRE  
In accordance with vote of the board dated:

Approval of this plan is limited to lots as shown.

Chair Clerk



## VICINITY MAP

SCALE: 1" = 2000'

## NOTES:

- SITE AREA:

EXISTING MAP 6442Z, LOT 12:	4.903 ACRES (213,578 SF)
EXISTING MAP 6442Z, LOT 12-2:	0.687 ACRES (29,051 SF)
TOTAL (POST-MERGER)	5.570 ACRES (242,629 SF)
- PRIOR TO THE PLANNING BOARD CHAIR SIGNING THE FINAL PLAN, EXISTING LOTS 12 AND 12-2 SHALL BE CONSOLIDATED INTO NEW LOT 12 VIA VOLUNTARY LOT MERGER.
- ZONING DISTRICT: OCP - OPPORTUNITY CORRIDOR PERFORMANCE  
FH - FLOOD HAZARD OVERLAY DISTRICT (500-YEAR FLOOD)

MINIMUM LOT REQUIREMENTS:	OCP	PROPOSED
MIN. LOT SIZE	N/A	242,629 SF
MIN. LOT FRONTAGE	150 FT	789.8 FT
MINIMUM YARD SETBACK REQUIREMENTS:		
FRONT YARD:	15 FT	16.6 FT
SIDE YARD:	15 FT	0 FT
REAR YARD:	15 FT	N/A
MAX. BUILDING HEIGHT (*RESTRICTED BY VIEW OF STATE HOUSE DOME FROM I-93)	45 FT	30 FT
MIN. FLOOR AREA RATIO	0.3	0.39
- PURPOSE OF PLAN:  
TO SHOW THE PROPOSED 'ADAPTIVE RE-USE' AND REDEVELOPMENT OF THE FORMER NH DOT HIGHWAY GARAGE NO. 12 PROPERTY INTO EIGHTY (80) PROPOSED 80-UNIT MULTI-FAMILY RESIDENTIAL UNITS ALONG WITH ASSOCIATED SITE IMPROVEMENTS.
- LOT NUMBERS REFER TO THE CITY OF CONCORD ASSESSOR'S MAPS 641Z, 6414Z, 6442Z & 743Z.
- SITE IS SERVICED BY MUNICIPAL SEWER & WATER, GAS, ELECTRIC AND TELECOMMUNICATIONS UTILITIES.
- SUBJECT PARCEL IS LOCATED IN ZONE X, 0.2% ANNUAL CHANCE FLOOD HAZARD, AS GRAPHICALLY DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP FOR THE CITY OF CONCORD, NEW HAMPSHIRE, COMMUNITY NUMBER 33010, MAP NUMBER 33013C0533E WITH AN EFFECTIVE DATE OF APRIL 19, 2010.
- BUILDABLE AREA: 5.570 ACRES (242,629 SF)
- LOT COVERAGE:

MAX. ALLOWED:	85%
EXISTING:	85%
PROPOSED:	65%
- PARKING:

MIN. REQUIRED: (2 SPACES/UNIT x 80 UNITS)= 160 SPACES
PROPOSED: (INCLUDING 10 ACCESSIBLE SPACES)= 160 SPACES
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH THE AMERICANS FOR DISABILITIES ACT (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN) WITH REGARDS TO ACCESSIBLE PARKING AND ACCESS.
- STATE PERMITS/APPROVALS:
  - NHDES ALTERATION OF TERRAIN (AOT) PERMIT NO.: AOT-2471, DATED: 10/13/23.
  - NHDES SEWER CONNECTION PERMIT NO.: \_\_\_\_\_, DATED: \_\_\_\_\_.
- SEE SHEET 15 OF 24 FOR NHDES / NH FISH & GAME (NHFG) PERMIT CONDITIONS & WILDLIFE PROTECTION NOTES.
- THE SITE IS SUBJECT TO NHDES GROUNDWATER MONITORING PERMIT (GMP) NO. GWP-199004021-C-005. SEE SHEET 8 OF 24 FOR RELATED NHDES AOT PERMIT CONDITIONS.
- PRESENT OWNER OF RECORD:  
MAP 6442Z, LOTS 12 & 12-2  
STICKNEY AVE, LLC  
670 NORTH COMMERCIAL STREET  
MANCHESTER, NH 03101  
BK 3819 PG 2284

NO.	DATE	REVISION	BY
5	10/12/2023	ADDRESS NHDES PERMIT CONDITIONS	TEZ
4	09/18/2023	ADDRESS NHDES / NHFG PERMIT CONDITIONS	TEZ
3	08/30/2023	ADDRESS CONDITIONS OF APPROVAL/STAFF COMMENTS	TEZ
2	02/08/2023	ADDRESS CITY STAFF, ADR COMMITTEE & NHDES AOT COMMENTS	TEZ
1	11/15/2022	GENERAL REVISIONS / OLD STICKNEY AVENUE DISCONTINUANCE	TEZ

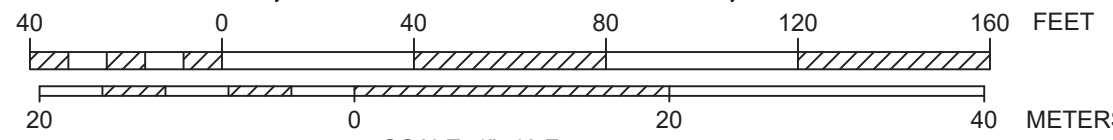
MASTER SITE PLAN  
(MAP 6442Z, LOTS 12 & 12-2)  
**LOFTS 11**  
5, 7, 9, 11 & 13 STICKNEY AVENUE  
CONCORD, NEW HAMPSHIRE  
PREPARED FOR:



670 N. COMMERCIAL STREET, SUITE 303 MANCHESTER, NEW HAMPSHIRE 03101

RECORD OWNER:

**STICKNEY AVENUE, LLC**  
670 N. COMMERCIAL STREET, SUITE 303 MANCHESTER, NEW HAMPSHIRE 03101



20 JULY 2022



Civil Engineers/Land Surveyors  
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FIELD BOOK: 1282	DRAWING NAME: 5800-SITE.F043	5800	1 OF 24
DRAWING LOC.: J:\5000\5800\DWG\5800 SITE		File Number	Sheet