

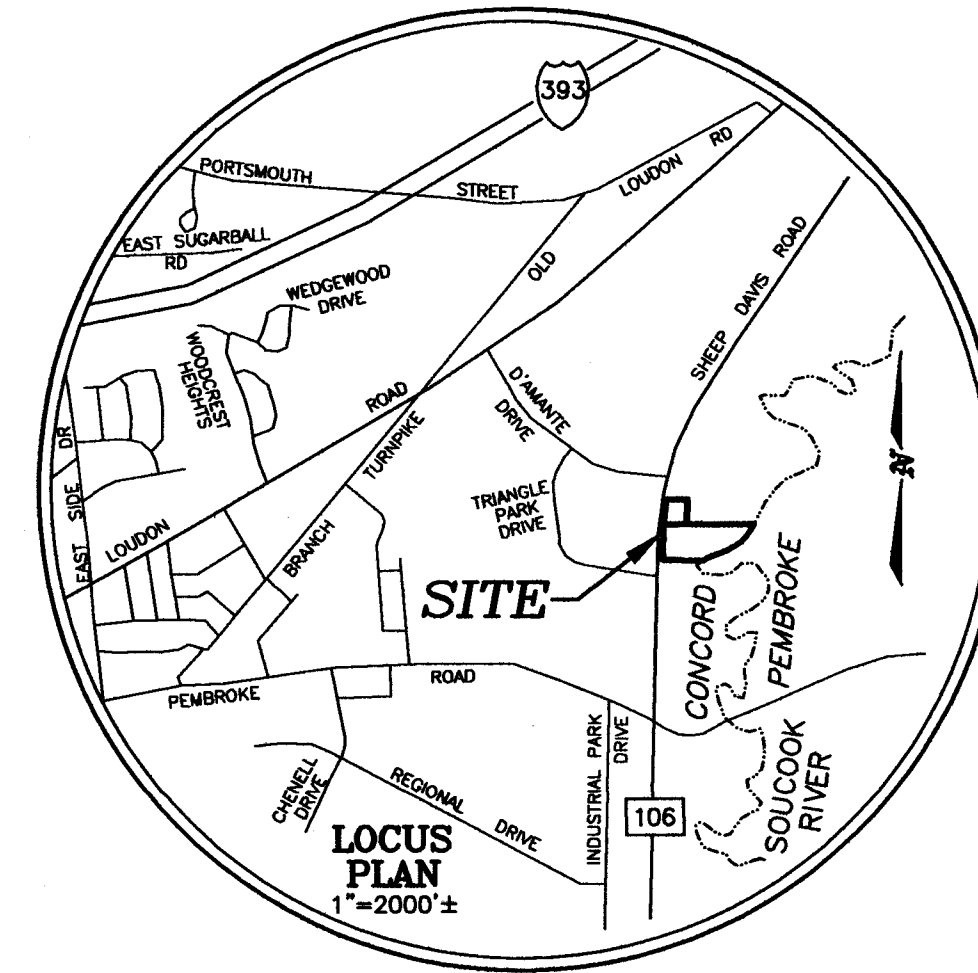
PLAN REFERENCES

1. A PLAN OF LOTS OF LAND SITUATE IN CONCORD ON THE "DARK PLAN" SO CALLED AS SURVEYED BY H.H. HARRIMAN, RECORDED AT MERRIMACK COUNTY REGISTRY OF DEEDS IN PLAN BOOK 220 PAGE 165 ON FEBRUARY 28, 1874.
2. PLAT OF SUBDIVISION OF LAND OF WILLIAM H. PERRY IN THE VICINITY OF SHEEP DAVIS ROAD CONCORD, N.H. SCALE: 1"=100'. DATE: OCTOBER 14, 1971. PREPARED BY D.L. TILLOTSON AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN #2778.
3. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT PLANS OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. S 21 (2) SHEEP DAVIS ROAD, DATE: 1949. SHEETS 17 & 18. ON FILE AT THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION IN CONCORD.
4. BOUNDARY PLAN LAND OF LEROY R. QUIMBY REVOCABLE TRUST ASSESSOR'S MAP 111H BLOCK 3 LOTS 5 & 6, 264 & 268 SHEEP DAVIS ROAD (NH ROUTE 106) CONCORD, NEW HAMPSHIRE. SCALE: 1"=50'. DATE: APRIL 2016. PREPARED BY THIS OFFICE AND RECORDED AT THE MERRIMACK COUNTY REGISTRY OF DEEDS AS PLAN NO. 20160008399.
5. STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION CONSTRUCTION PLANS FEDERAL AID PROJECT X-AD00(311) N.H. PROJECT NO. 14341 NH ROUTE 106, AS-BUILT PLANS DATED FEBRUARY 5, 2007, SHEET 24 OF 32. ON FILE AT THE DEPARTMENT OF TRANSPORTATION IN CONCORD.

NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS OF LOTS 24 & 25 ON THE CITY OF CONCORD ASSESSORS MAP 61Z.
2. THE PARCELS SHOWN HEREON ARE LOCATED IN THE "GWP" GATEWAY PERFORMANCE ZONING DISTRICT, AND THE "RO" OPEN SPACE RESIDENTIAL DISTRICT AS SHOWN ON THE CITY OF CONCORD ZONING MAP, AND ARE SUBJECT TO THE FOLLOWING DIMENSIONAL RESTRICTIONS:

"GWP" DISTRICT		"RO" DISTRICT	
MINIMUM LOT SIZE	NO REQUIREMENT	MINIMUM LOT SIZE	2 Ac.
BUILDABLE LAND	NO REQUIREMENT	BUILDABLE LAND	20,000 S.F.
MINIMUM FRONTAGE	300'	MINIMUM FRONTAGE	200'
BUILDING SETBACKS		MINIMUM SETBACKS	
FRONT	25'	FRONT	50'
REAR	25'	REAR	50'
SIDE	25'	SIDE	40'
MAXIMUM LOT COVERAGE	85%	MAXIMUM LOT COVERAGE	10%
MAXIMUM BUILDING HEIGHT	45'	MAXIMUM BUILDING HEIGHT	35'
3. THE INFORMATION SHOWN HEREON IS FROM A FIELD SURVEY PERFORMED BY THIS OFFICE IN APRIL 2016 AND MAY 2021 USING A TOTAL STATION INSTRUMENT. THE TRAVERSE HAS AN ERROR OF CLOSURE OF ONE PART IN 15,000 OR BETTER. THIS SURVEY WAS COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF A STANDARD PROPERTY SURVEY AS DEFINED IN THE NH CODE OF ADMINISTRATIVE RULES Lm 500.
4. THE BEARINGS SHOWN HEREON ARE REFERENCED TO NH STATE PLANE GRID NAD 83/96 BASED ON GPS OBSERVATIONS PERFORMED BY THIS OFFICE IN AUGUST 2001. THE VERTICAL DATUM IS NAVD83 FROM GPS PERFORMED BY THIS OFFICE IN MAY 2021.
5. SEE AGREEMENT BETWEEN HAROLD A. MOSELY AND THE CITY OF CONCORD RECORDED AT M.C.R.D. BOOK 1093 PAGE 399, DATED MAY 1954. PERMISSION FOR (CURRENT 61Z/24) TO CONNECT TO PRIVATELY OWNED WATER LINE OF LEROY R. QUIMBY UNTIL SUCH TIME AS THE CITY INSTALLS MUNICIPAL WATER SERVICE. THE LOCATION OF THE WATER LINE TO QUIMBY (61Z/25) DEPICTED HEREON IS APPROXIMATE, AS SHOWN ON PLAN REFERENCE #2. NO EVIDENCE OF WATER LINE TO 61Z/24 OBSERVED, LOCATION OR EXISTENCE UNKNOWN. ACCORDING TO A RECORDED "CITY OF CONCORD NOTICE OF SHARED WATER LINE", THE WATER LINE FROM THE NORTH PEMBROKE ROAD SERVES #262, #264 AND #268 SHEEP DAVIS ROAD. SEE M.C.R.D. BOOK 3546 PAGE 1499.
6. SEE EASEMENT FOR POLE BRACE ON MAP 61Z LOT 23 - JAMES R. PICKERING TO NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY AND CONCORD ELECTRIC COMPANY, BOOK 1799 PAGE 555, DATED JUNE 30, 1989. (NOTE: POLE BRACE IS ON LOT 24).
7. THE LOCATIONS OF UNDERGROUND UTILITY LINES SHOWN HEREON ARE APPROXIMATE. THE LOCATIONS ARE FROM PLANS OF RECORD, INFORMATION PROVIDED BY THE CITY OF CONCORD ENGINEERING DEPARTMENT AND SURFACE EVIDENCE OBSERVED DURING THE SURVEY. CONTACT DIGSAFE PRIOR TO ANY CONSTRUCTION.
8. THE SOILS ON THE LOTS ARE 26 - WINDSOR LOAMY SAND, EXCESSIVELY DRAINED, HYDROLOGIC SOIL GROUP A, FROM THE NRCS WEB SOIL SURVEY.

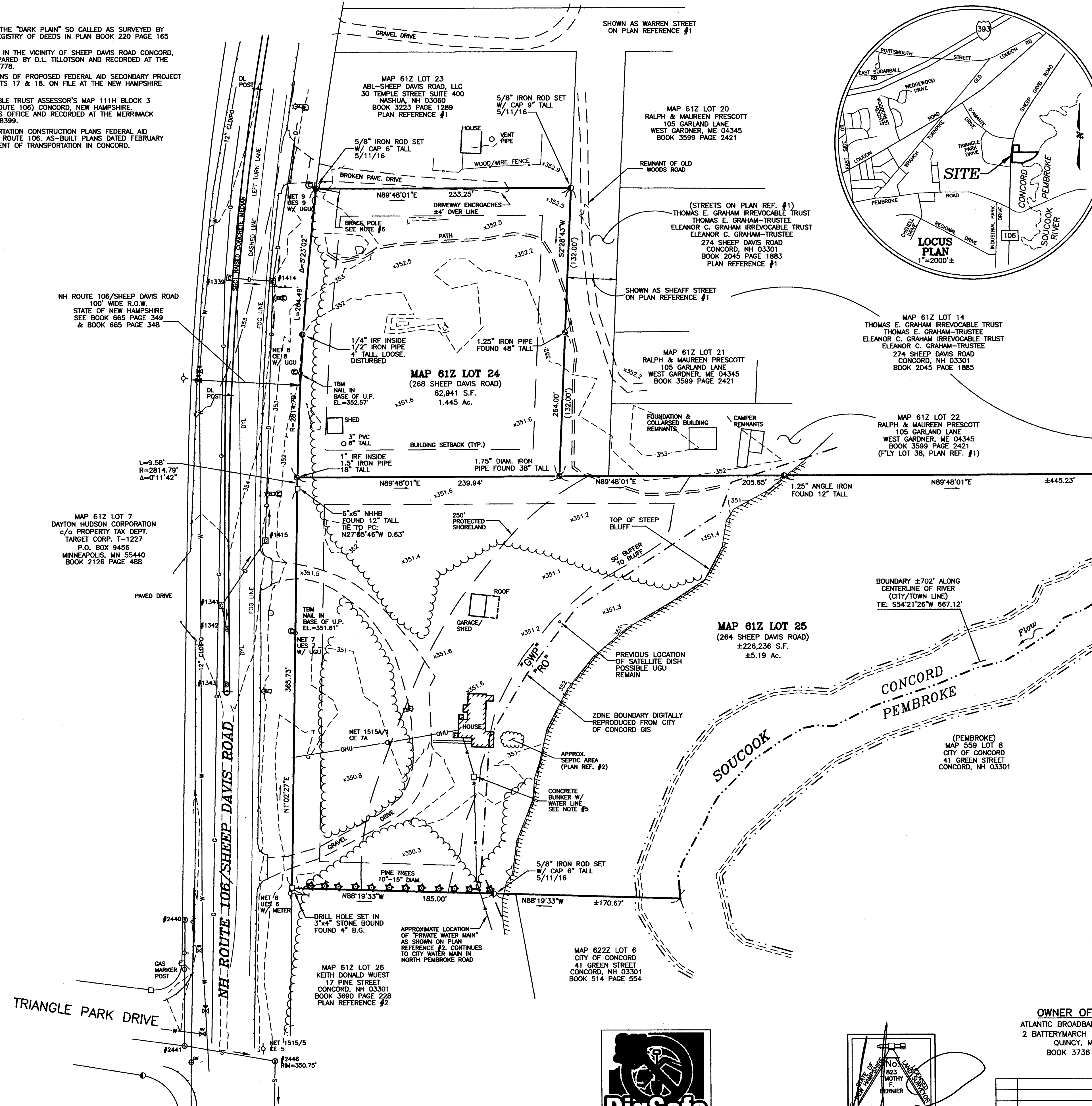


DRAINAGE STRUCTURES

- CB#1414(CITY GIS #)
 RIM=353.99'
 INV. IN(W)(18" RCP)=347.0'
 INV. IN(S)(18" RCP)=345.5'
 INV. OUT(N)(18" RCP)=345.5'
- CB#1415(CITY GIS #)
 RIM=352.52'
 INV. IN(SW)(18" RCP)=347.2'
 INV. OUT(N)(18" RCP)=347.0'

LEGEND

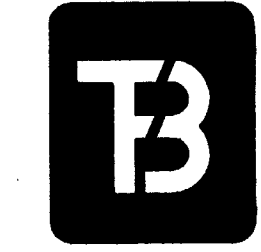
- ANGLE POINT
- STONE/CONCRETE BOUND FOUND
- IRON ROD FOUND
- IRON PIPE FOUND
- UTILITY POLE
- CATCH BASIN
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ GAS VALVE
- ⊙ SEWER MANHOLE
- ⊙ GATE BOX
- ⊙ HYDRANT
- ⊙ SIGN
- ⊙ LIGHT POLE
- ⊙ CONIFEROUS TREE
- 350.2 EXISTING SPOT ELEVATION
- D — APPROXIMATE LOCATION STORM DRAIN
- W — APPROXIMATE LOCATION CITY WATER LINE
- S — APPROXIMATE LOCATION CITY SEWER LINE
- G — APPROXIMATE LOCATION GAS LINE
- 1' CONTOUR
- 5' CONTOUR
- OPEN TREELINE
- WOODED
- NHHB NEW HAMPSHIRE HIGHWAY BOUND (CONCRETE)
- IRF IRON ROD FOUND
- B.G. BELOW GRADE



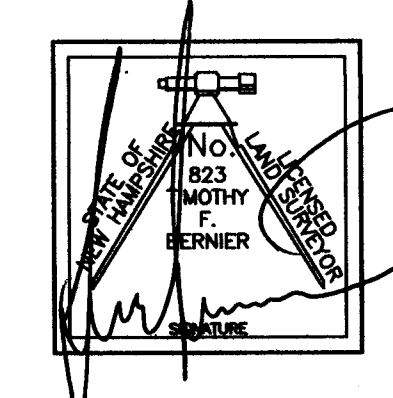
EXISTING CONDITIONS PLAN
 LAND OF
ATLANTIC BROADBAND (NH-ME), LLC

ASSESSOR'S MAP 61Z LOTS 24 & 25
 268 & 264 SHEEP DAVIS ROAD (NH ROUTE 106)
 CONCORD, NEW HAMPSHIRE
 SCALE: 1"=50' * DATE: JUNE 2021

OWNER OF RECORD
 ATLANTIC BROADBAND (NH-ME), LLC
 2 BATTERYMARCH PARK, SUITE 205
 QUINCY, MA 02169
 BOOK 3736 PAGE 298

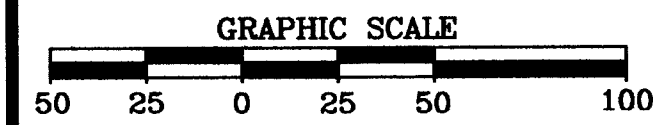


T. F. BERNIER, INC.
 Land Surveyors - Designers - Consultants
 50 PLEASANT STREET - P.O. BOX 3464
 CONCORD, NEW HAMPSHIRE 03302-3464
 Tel:(603)224-4148 - Fax:(603)224-0507



NO.	REVISION	DATE

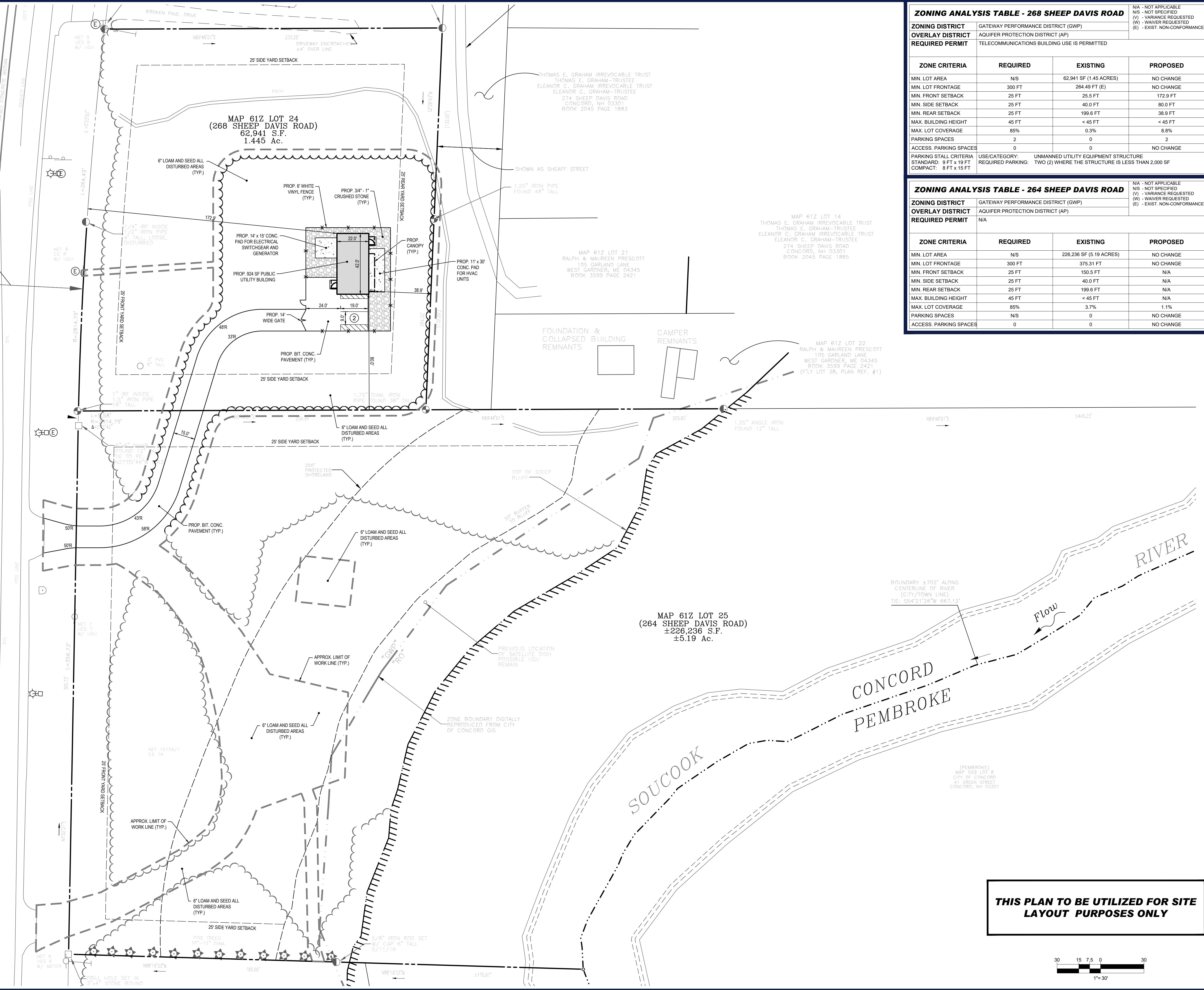
DESIGNED BY	DRAWN BY	CHECKED BY	F.B.	PG.	JOB #
	JRC	TFB	182	43	569-01





NH ROUTE 106/SHEEP DAVIS ROAD
100' WIDE R.O.W.
STATE OF NEW HAMPSHIRE
SEE BOOK 665 PAGE 349
& BOOK 665 PAGE 348

NH ROUTE 106 /
SHEEP DAVIS ROAD



ZONING ANALYSIS TABLE - 268 SHEEP DAVIS ROAD

ZONING DISTRICT	GATEWAY PERFORMANCE DISTRICT (GWP)		
OVERLAY DISTRICT	AQUIFER PROTECTION DISTRICT (AP)		
REQUIRED PERMIT	TELECOMMUNICATIONS BUILDING USE IS PERMITTED		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/S	62,941 SF (1.45 ACRES)	NO CHANGE
MIN. LOT FRONTAGE	300 FT	264.49 FT (E)	NO CHANGE
MIN. FRONT SETBACK	25 FT	25.5 FT	172.9 FT
MIN. SIDE SETBACK	25 FT	40.0 FT	80.0 FT
MIN. REAR SETBACK	25 FT	199.6 FT	38.9 FT
MAX. BUILDING HEIGHT	45 FT	< 45 FT	< 45 FT
MAX. LOT COVERAGE	85%	0.3%	8.8%
PARKING SPACES	2	0	2
ACCESS. PARKING SPACES	0	0	NO CHANGE
PARKING STALL CRITERIA	USE/CATEGORY: UNMANNED UTILITY EQUIPMENT STRUCTURE		
STANDARD: 9 FT x 19 FT	REQUIRED PARKING: TWO (2) WHERE THE STRUCTURE IS LESS THAN 2,000 SF		
COMPACT: 8 FT x 16 FT			

ZONING ANALYSIS TABLE - 264 SHEEP DAVIS ROAD

ZONING DISTRICT	GATEWAY PERFORMANCE DISTRICT (GWP)		
OVERLAY DISTRICT	AQUIFER PROTECTION DISTRICT (AP)		
REQUIRED PERMIT	N/A		
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED
MIN. LOT AREA	N/S	226,236 SF (5.19 ACRES)	NO CHANGE
MIN. LOT FRONTAGE	300 FT	375.31 FT	NO CHANGE
MIN. FRONT SETBACK	25 FT	150.5 FT	N/A
MIN. SIDE SETBACK	25 FT	40.0 FT	N/A
MIN. REAR SETBACK	25 FT	199.6 FT	N/A
MAX. BUILDING HEIGHT	45 FT	< 45 FT	N/A
MAX. LOT COVERAGE	85%	3.7%	1.1%
PARKING SPACES	N/S	0	NO CHANGE
ACCESS. PARKING SPACES	0	0	NO CHANGE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY

811
Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

PERMIT SET

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: W211079
DRAWN BY: NPD
DATE: 06/14/2021
CHECKED BY: RMM
CAD LID: W211079-CVL-0

PROPOSED SITE PLAN DOCUMENTS

FOR

ATLANTIC
broadband

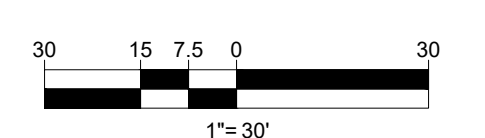
PROPOSED PUBLIC UTILITY BUILDING
MAP #61Z, LOTS #24 & 25
264 & 268 SHEEP DAVIS ROAD
CITY OF CONCORD
MERRIMACK COUNTY, NH

BOHLER

352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com



THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY

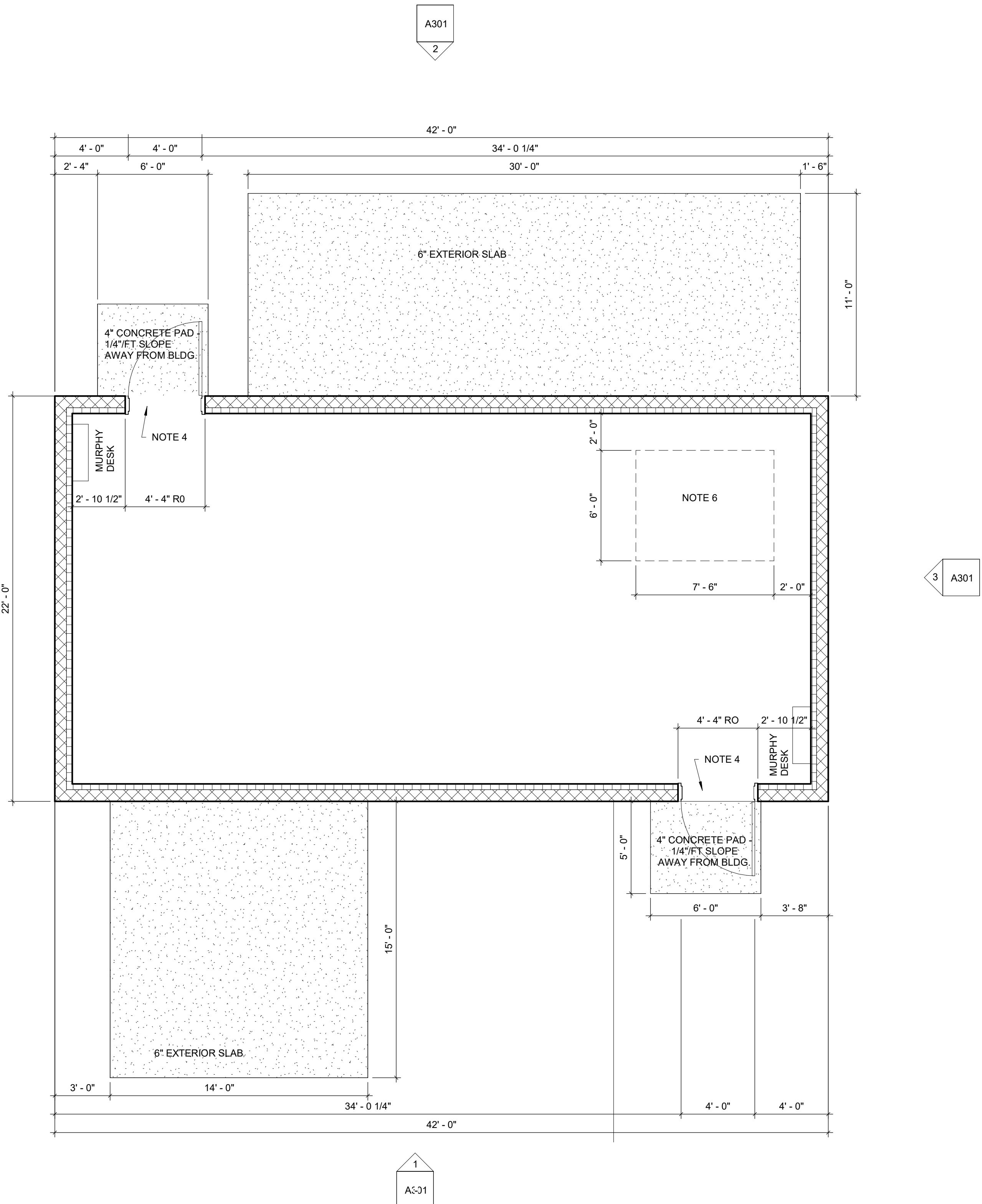


SHEET TITLE:
SITE LAYOUT PLAN

SHEET NUMBER:
C-301

ORG. DATE - 06/14/2021

I:\BOHLER\NET\SHARES\MAP\PROJECTS\21079\DRAWINGS\PLAN\SET\REV\W211079-CVL-0-LAYOUT-C-301-SITE



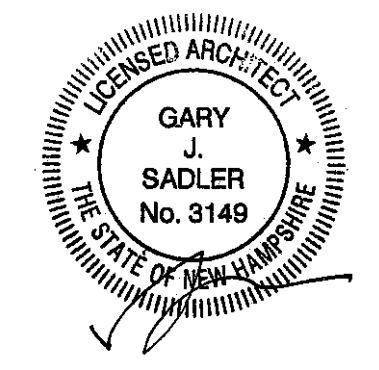
1 FLOOR PLAN
1/4" = 1'-0"

- NOTES:
1. INTERIOR FLOOR FINISH SHALL BE 12" x 12" WASHED LINEN VCT BY ARMSTRONG.
 2. EXTERIOR SLABS SHALL HAVE BROOM FINISH.
 3. ALL DOORS SHALL BE SOLID CORE METAL W/ WELDED METAL FRAMES. PROVIDE HEAVY DUTY HINGES, LEVER SET HARDWARE, KICK PLATES BOTH SIDES OF DOORS ALL W/ BRUSHED ALUMINUM FINISH. PROVIDE FULL WEATHERSTRIPPING INCLUDING ALUMINUM THRESHOLD. SEE CLIENT FOR LOCKSET REQUIREMENTS. PROVIDE COMMERCIAL GRADE SECURITY DOOR VIEWER. PAINT DOORS TO MATCH METAL ROOF PANELS.
 4. HAUNCH CONCRETE PAD OVER WALL AND PROVIDE (4) # 4 DOWELS INTO PAD AND SLAB.
 5. SEE CIVIL DWG'S FOR SURROUNDING FENCE AND GATES.
 6. PROVIDE 8" THICK SLAB THIS AREA. TAPER SLAB AT EDGES.

DISCLAIMER
OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.

REVISIONS:

NUMBER:	REMARKS:	DATE:



ISSUED FOR:	DATE ISSUED:
PLANNING BOARD REVIEW	06/15/21

PROJECT TITLE:
MEDIA POWER CENTER FOR ATLANTIC BROADBAND



264-268 SHEEP DAVIS ROAD
CONCORD, NH 03301

DRAWING TITLE:
FLOOR PLAN

PERMIT DWG DATE: 00-00-0000	PROJECT NUMBER: 21-04-003
DRAWN BY: MEC	CHECKED BY: GJS

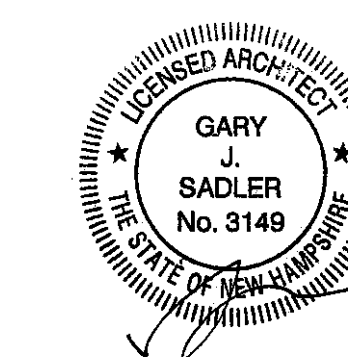
DRAWING NUMBER:
A-101A

DISCLAIMER

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECTS OR PURPOSES OR BY ANY OTHER PARTIES THAN THOSE PROPERLY AUTHORIZED BY CONTRACT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT.

REVISIONS:

NUMBER:	REMARKS:	DATE:



ISSUED FOR: PLANNING BOARD REVIEW
DATE ISSUED: 04/21/21

PROJECT TITLE:
MEDIA POWER CENTER FOR ATLANTIC BROADBAND



264-268 SHEEP DAVIS ROAD
CONCORD, NH 03301

DRAWING TITLE:
ELEVATIONS

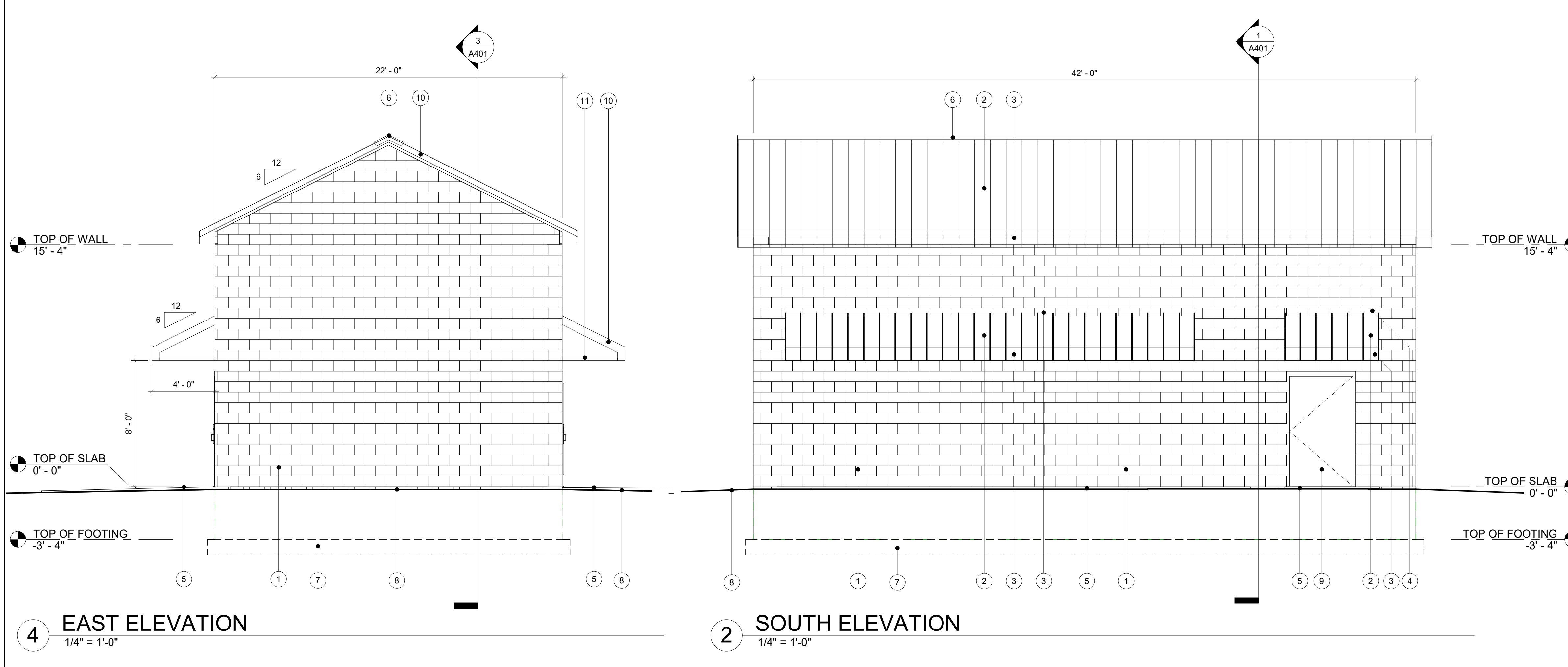
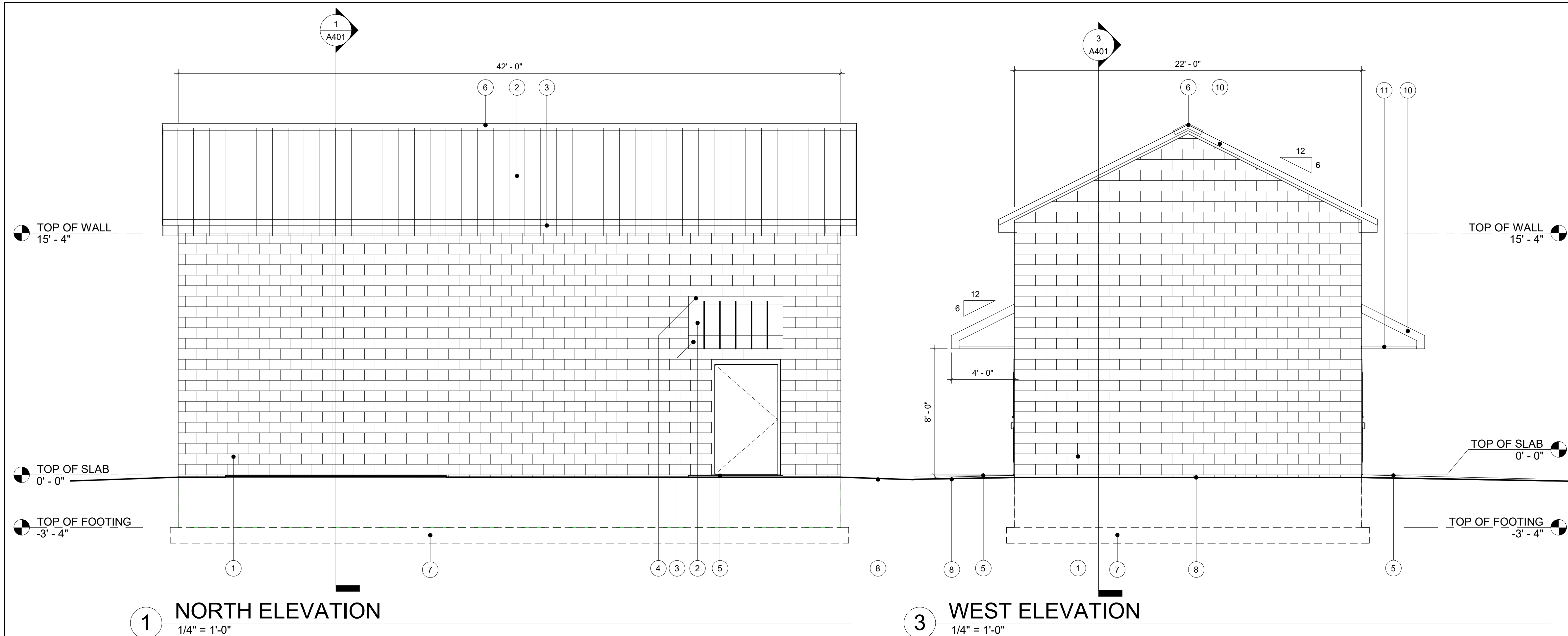
PERMIT DWG DATE: 00-00-0000
PROJECT NUMBER: 21-04-003

DRAWN BY: Author
CHECKED BY: Checker

DRAWING NUMBER:

A301

ELEVATION NOTES	
Note Number	Note Text
1	SPLIT FACE MASONRY BLOCK BY YORK BUILDING PRODUCTS - SPLITFACE COLOR SHALL BE KHAKI, MORTAR COLOR SHALL BE GLEN-GERY G-205
2	METAL ROOF PANELS
3	TURN METAL ROOF PANELS DOWN TO FORM FASCIA AS SHOWN
4	METAL FLASHING SET INTO MAS.
5	CONCRETE PAD
6	METAL RIDGE VENT
7	CONCRETE FOOTING
8	APPROXIMATE FINISH GRADE
9	SOLID CORE METAL DOOR
10	METAL FASCIA - MATCH ROOF PANELS
11	ALUMINUM FRAME - FILL BLOCK SOLID W/ GROUT WHERE FRAME IS ANCHORED TO WALL - TYP.





**264-268 SHEEP DAVIS RD
CONCORD, NH**





**264-268 SHEEP DAVIS RD
CONCORD, NH**

