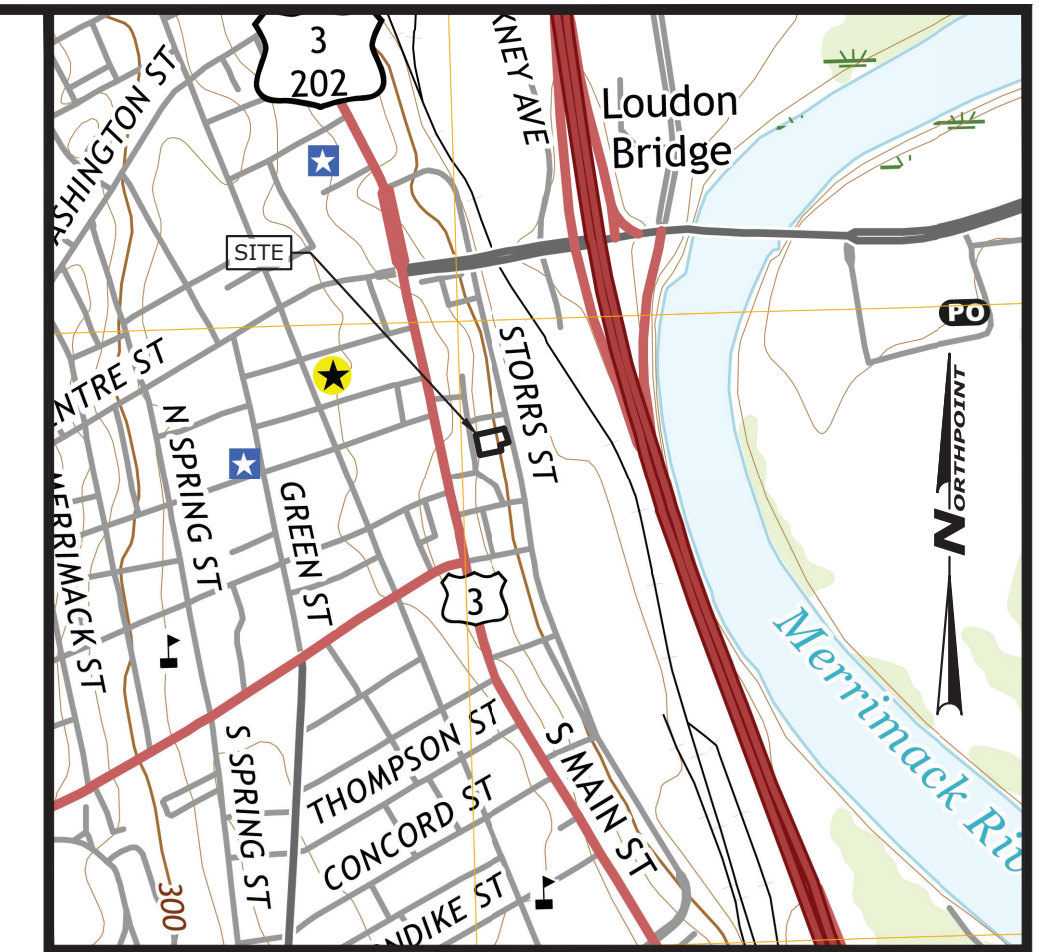


MBL 6443Z/24
 LOW & DUBOIS REALTY, LLC
 64 NORTH MAIN STREET, SUITE 206
 CONCORD, NH 03301

MBL 6443Z/25
 PHENIX LIVERY, LLC
 18 NORTH MAIN STREET, SUITE 202
 CONCORD, NH 03301
 15,525 SQ. FT. OR
 0.35 ACRES

MBL 6443Z/10
 107 STORRS STREET, LLC
 PO BOX 2703
 CONCORD, NH 03302

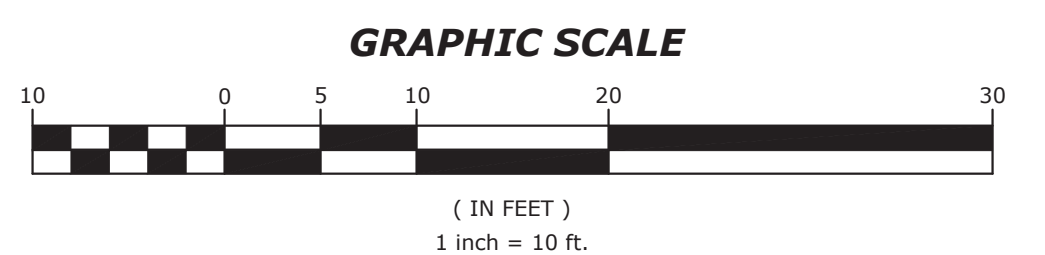
MBL 6443Z/11
 CITY OF CONCORD
 GREEN SPACE
 41 GREEN STREET
 CONCORD, NH 03301



VICINITY MAP
 SCALE: 1"=1,000'±

NOTES

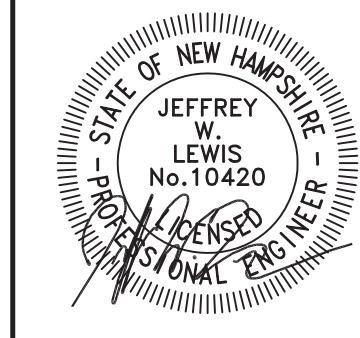
1. REFERENCE THE SUBJECT PARCEL AS CITY OF CONCORD TAX MAP 6443Z LOT 25. THE SUBJECT PARCEL IS ZONED CBP (CENTRAL BUSINESS PERFORMANCE DISTRICT) AND IS 15,525-SF (0.35-ACRES) IN SIZE.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE LOCATION OF A PROPOSED DRIVEWAY ENTRANCE ON STORRS STREET TO ACCESS A LOADING DOCK ON THE SUBJECT PARCEL. THIS PLAN IS INTENDED TO ACCOMPANY A CONDITIONAL USE PERMIT APPLICATION TO THE CONCORD PLANNING BOARD ALONG WITH A DRIVEWAY PERMIT APPLICATION TO THE CONCORD ENGINEERING SERVICES DIVISION.
3. OWNER OF RECORD:
 TAX MAP 6443Z LOT 25
 PHENIX LIVERY, LLC
 18 NORTH MAIN STREET
 CONCORD, NH 03301
4. THE DRIVEWAY WILL BE EXPRESSLY AND EXCLUSIVELY USED FOR LOADING AND UNLOADING ACTIVITIES BY CONCORD CRAFT BREWERY. IT WILL NOT BE UTILIZED FOR PARKING.
5. ALL WORK PERFORMED SHALL CONFORM TO THE REQUIREMENTS OF THE LATEST EDITION OF THE CITY OF CONCORD CONSTRUCTION STANDARDS, AND CITY STANDARDS SHALL TAKE PRECEDENCE IN CASE OF ANY DETAILS OR PLANS IN CONFLICT.
6. PRIOR TO START OF ANY CONSTRUCTION THE CONTRACTOR SHALL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE ENGINEERING SERVICES DIVISION TO DISCUSS CONSTRUCTION REQUIREMENTS, SITE INSPECTIONS, ASSOCIATED FEES, SCHEDULES, ETC.
7. THE CONTRACTOR SHALL OBTAIN AN EXCAVATION PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR WORK WITHIN THE RIGHT-OF-WAY.
8. THE CONTRACTOR SHALL OBTAIN A DRIVEWAY PERMIT FROM THE ENGINEERING SERVICES DIVISION FOR THE PROPOSED DRIVEWAY.
9. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT DIG SAFE CENTER, TOLL FREE 811. NEW HAMPSHIRE LAW REQUIRES NOTIFICATION AT LEAST THREE BUSINESS DAYS BEFORE DIGGING OPERATIONS START. IN AN EMERGENCY, CALL IMMEDIATELY.



STORRS STREET DRIVEWAY PLAN

PREPARED FOR:
CONCORD CRAFT BREWERY
 117 STORRS STREET (MBL 6443Z/25)
 CONCORD, NH 03301

OWNER / APPLICANT:
 PHENIX LIVERY, LLC
 18 NORTH MAIN STREET
 CONCORD, NH 03301



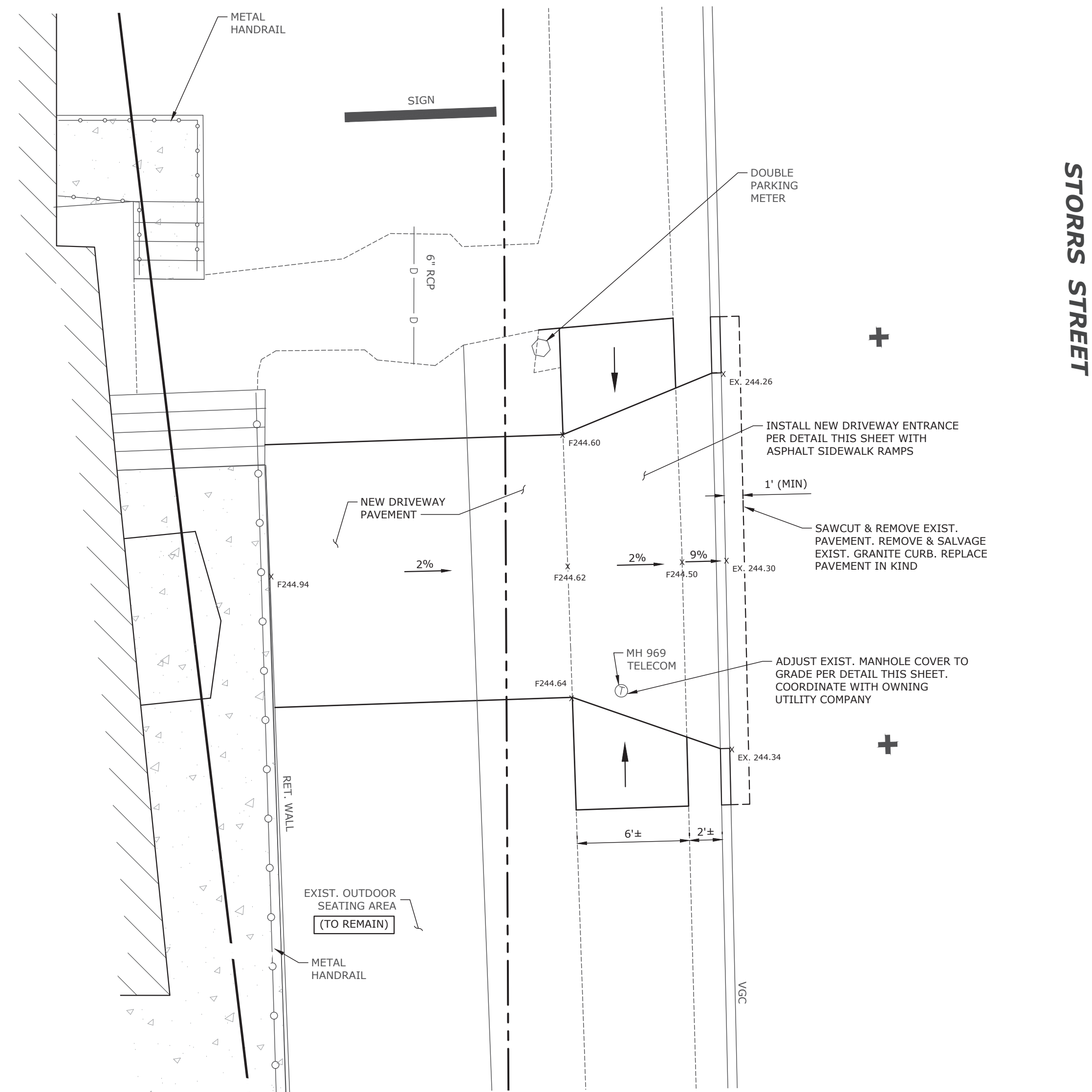
REVISIONS:		
NO.	DATE	DESCRIPTION

NORTHPOINT ENGINEERING, LLC
 Civil Engineering Land Planning Construction Services

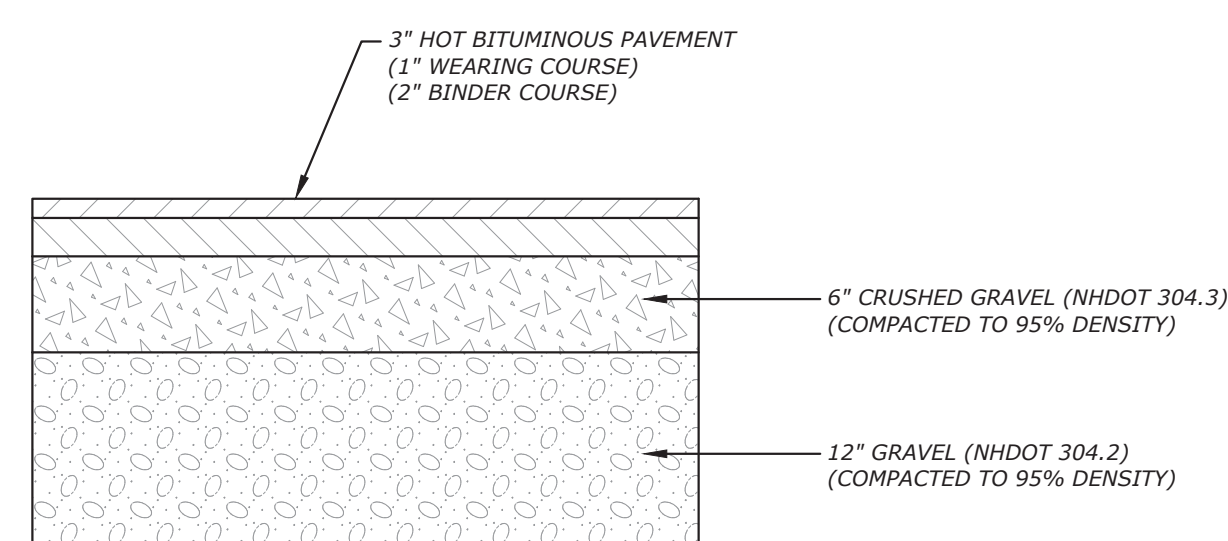
119 Storrs St, Ste 201
 Concord, NH 03301
 Tel 603-226-1166
 Fax 603-226-1160
 www.northpointeng.com

DATE: MAY 2026
 PROJ: 20058
 SCALE: 1"=10'
 SHEET: 1 OF 2

FILE: C:\Users\jfranco\OneDrive\Work\Projects\13244\20058_DESIGN_PLAN.dwg BY: jfranco DATE: 18 May 2026 - 8:40am



GRADING PLAN VIEW
SCALE: 1" = 5'



TYPICAL PAVEMENT SECTION
-NOT TO SCALE-
NPE: 07/23

STORRS STREET

MINIMUM MATERIAL VALUES
 1 1/2" WEAR COURSE PAVEMENT
 1 1/2" BASE COURSE PAVEMENT
 6" CRUSHED GRAVEL

MEASURED AT R.O.W.
 12' MIN/28' MAX
 18' MIN FOR RESIDENTIAL COMMON PRIVATE DRIVES

COMMERCIAL DRIVES IF REQUIRED: CONSTRUCT CONCRETE CURB RAMP WITH DETECTABLE WARNING SURFACE

RAMP - 7" MIN 12:1 MAX SLOPE
 5' ASPHALT SIDEWALK
 7" REVEAL
 0" REVEAL

APRON SHALL BE PAVED TO R.O.W.
 2%
 15.5'
 5' ASPHALT SIDEWALK
 GRASS PANEL
 VERTICAL GRANITE CURB (TYP)

PLAN VIEW

30'
 LEVEL PLATFORM
 20' MINIMUM
 ROUNDOFF
 10' MINIMUM

EDGE OF PAVE
 5' SIDE-WALK
 +2%
 +10% MAX
 -10% MAX

PROFILE

	VERTICAL CURB			
	A	B	C	D
A - WIDTH OF GRASS PANEL	0	0	1'-0"	7"
B - VERTICAL OFFSET AT 30' FOR DRIVES IN FILL	1'	3/4"	1'-3/4"	6"
C - VERTICAL OFFSET AT 30' FOR DRIVES IN CUT	2"	1 1/2"	1'-1 1/4"	5 1/4"
D - VERTICAL DROP OF SIDEWALK	3"	2 1/2"	1'-2 1/2"	4 1/4"
	4"	3 1/4"	1'-3 1/4"	3 1/2"

NOTE:
 1. THE DRIVE WIDTHS AND PROFILE PERTAIN TO ALL URBAN DRIVES, REGARDLESS OF R.O.W. WIDTH OR SIDEWALK LOCATION.
 2. IF REQUIRED FOR COMMERCIAL DRIVES, DETECTABLE WARNING PANELS SHALL BE PLACED PERPENDICULAR TO THE SIDEWALK WITH THE NEAREST EDGE 6" TO 8" FROM THE DRIVE.
 * DIMENSIONS ARE MAXIMUMS AND ARE TO BE USED IF NECESSARY TO ACCOMMODATE TURNING VEHICLES.

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	DRAFTING	11-11	DRIVE WITH VERTICAL GRANITE CURB	DRAWING NO. D-1
1	MIN WIDTH	11-11	GRASS PANEL WIDTH <5'	DATE: 12/08 PAGE: 1

MORTAR SHALL BE SET BELOW BASE PAVEMENT

• 8" FRAME AND GRATE FOR CB
 • 6" FRAME AND COVER FOR MH

ONLY SOLID BRICK MASONRY ALLOWED. TWO TO FIVE COURSE MAXIMUM. TOP MOST COURSE MAY BE SET ON EDGE. CONCRETE COLLARS AND BARREL BLOCKS ARE NOT TO BE USED TO ADJUST FRAMES TO GRADE.

CATCH BASINS TO BE 1/2" MAX BELOW FINISHED GRADE
 MANHOLES TO BE 1/4" MAX BELOW FINISHED GRADE.

24" CURB

24"

REINFORCED CONCRETE DROP INLET TOP WITH VERTICAL CURB

NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SEWER/STORM
1	DRAFTING	4.15	ADJUSTING FRAMES TO GRADE	DRAWING NO. SD-5
-	-	-	-	DATE: 12/08 PAGE: 1

SAWCUT 24" 5" 19"

7" REVEAL

1 1/2" WEARING COURSE PAVEMENT DEPTH VARIES

6" MIN 3" MIN

CRUSHED GRAVEL

CRUSHED GRAVEL TO BE COMPACTED TO 95% MIN HAND COMPACTION IS NOT ALLOWED

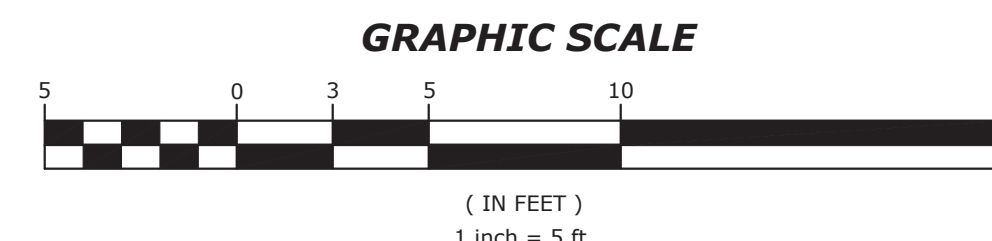
RADIUS	MAX LENGTH
≤ 30'	CURVED CURB
31' - 35'	5'
36' - 42'	6'
43' - 49'	7'
50' - 56'	8'
57' - 60'	9'
OVER 60'	10'

MIN LENGTH OF CURB STONES 3'
 MAX LENGTH OF CURB STONES 10'
 MAX LENGTH OF STRAIGHT CURB STONES LAID ON CURVES - SEE CHART

ADJOINING STONES SHALL HAVE THE SAME OR APPROXIMATE LENGTH.

FINISH SURFACE AND TOLERANCES FOR VERTICAL GRANITE CURB	TOLERANCE
AREA FINISH SURFACE	
TOP	5" WIDE OR AS OTHERWISE SHOWN, SAWN TRUE PLANE. +1/8" TO +1/8"
	FRONT AND BACK ARRIS LINES PITCHED STRAIGHT AND PARALLEL. +1/8" TO +1/8"
FRONT FACE	RIGHT ANGLE TO TOP, APPROXIMATELY TRUE PLANE. NO DRILL HOLES SHOWING IN TOP 10" +1" TO -1/2"
BACK FACE EXPOSED	PLANE PARALLEL WITH FRONT FACE. STRAIGHT SPLIT TO 1/2" BELOW EXPOSED SURFACE. NO LARGER THAN 1/4" SEGMENT OF DRILL HOLES SHOWING IN ARRIS LINES. +1" TO -1"
CONCEALED	BELOW 1/2" FROM EXPOSED SURFACE. +1/2" TO -1/2"
BOTTOM	APPROXIMATELY PARALLEL TO TOP. MINIMUM WIDTH: 3" SEE PLANS
ENDS EXPOSED PORTION	SQUARE WITH PLANES OF TOP AND FACE
JOINTS EXPOSED	OPTIMUM WIDTH: 1" +1/2" TO -1/2"
CONCEALED	TO BREAK BACK NO MORE THAN 4" +3/4" TO -3/4"

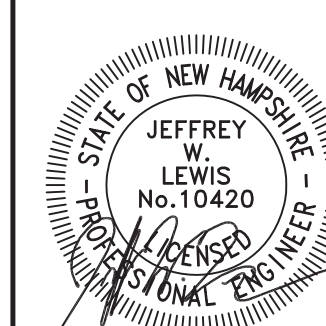
NO.	REVISION	DATE	City of Concord Engineering Services Division	SECTION: SITE/STREET
1	DRAFTING	12.15	VERTICAL GRANITE CURB	DRAWING NO. C-1
2	SAWCUT	5.19	-	DATE: 12/08 PAGE: 1



STORRS STREET DRIVEWAY DETAILS

PREPARED FOR:
CONCORD CRAFT BREWERY
 117 STORRS STREET (MBL 6443Z/25)
 CONCORD, NH 03301

OWNER / APPLICANT:
 PHENIX LIVERY, LLC
 18 NORTH MAIN STREET
 CONCORD, NH 03301



REVISIONS:

NO.	DATE	DESCRIPTION