COMPREHENSIVE DEVELOPMENT PLAN
"STEEPLEGATE & REGAL REDEVELOPMENTS"

TAX MAP 611Z LOT 39, 40-1, 40-2, 40-3 & 41
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

811 Know what's **below** **811** before you dig

GENERAL LEGEND

EXISTING	PROPOSED	AS-BUILT	DESCRIPTION
GENERAL			
			ZONELINE
			BUILDING SETBACK
			SURVEY TIE LINES
			FRESHWATER WETLANDS
			TIDAL WETLANDS
			SOIL BOUNDARY
			TREE LINE
VGC / SGC / CCB	VGC / SGC / CCB		EDGE OF GRAVEL / EDGE OF PAVEMENT / CURBING
			GUARDRAIL
100	100		MAJOR CONTOUR
98	98		MINOR CONTOUR
			FENCE
			CENTERLINE
	X		SILTFENCE
			LIGHT POLE
			SINGLE/DOUBLE POST SIGN
			TREES
			TEMPORARY BENCHMARK
TP			TEST PIT
P-1 P-2			PERCOLATION TEST
B-1 B-2			TEST BORING
LP			LEDGE PROBE
MW A			MONITORING WELL
			PHOTO LOCATION
UTILITIES			
D	D		DRAIN LINE
UD	UD		UNDERDRAIN
RD	RD		ROOF DRAIN
FD	FD		FOUNDATION DRAIN
			CATCH BASIN
			DRAIN MANHOLE
W	W		WATER MAIN LINE
WS	WS		WATER SERVICE LINE
F	F		FIRE LINE
			FIRE DEPARTMENT CONNECTION
			WATER GATE VALVE
			WATER SHUTOFF
			HYDRANT
			WELL
S	S		SEWER LINE
FM	FM		SEWER FORCEMAIN
			SEWER MANHOLE
OHE	OHE		OVERHEAD ELECTRIC LINES
UGE	UGE		UNDERGROUND ELECTRIC LINES
			UTILITY POLE
			GUY WIRE ANCHOR
			UTILITY SUPPORT POLE
			ELECTRIC METER
			TRANSFORMER
G	G		GAS LINE
			GAS METER
			GAS GATE VALVE
BOUNDARY			
			PROPERTY LINE
			ABUTTER PROPERTY LINE
			EASEMENT LINE
			STONE WALL
			REMNANT STONE WALL
X X			BARBWIRE FENCE
DH			DRILL HOLE
IR/IP			IRON ROD / IRON PIPE AS NOTED
BND			GRANITE BOUND

APPLICANT / OWNER
ONYX STEEPLEGATE, LLC
ONYX REGAL CONCORD, LLC
ONYX TD CONCORD, LLC
220 RESERVOIR STREET
SUITE 3
NEEDHAM, MA 02494
(603) 617-448-7948
CONTACT: DOUG RICHARDSON

CIVIL ENGINEER / SURVEYOR
JONES & BEACH ENGINEERS, INC.
85 PORTSMOUTH AVENUE
PO BOX 219
STRATHAM, NH 03885
(603) 772-4746

CONTACT: WAYNE MORRILL
EMAIL: WMORRILL@JONESANDBEACH.COM

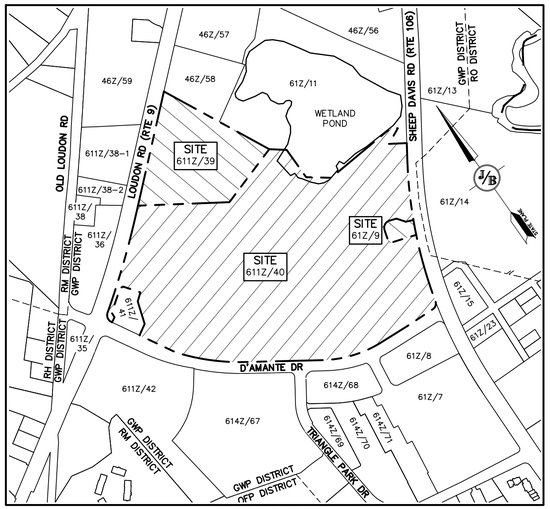
CONTACT: IAN MACKINNON, P.E.
EMAIL: IMACKINNON@JONESANDBEACH.COM

TRAFFIC ENGINEER
VANASSE & ASSOCIATES, INC.
10 N.E. BUSINESS CENTER DRIVE, SUITE 314
ANDOVER, MA 01810
(978) 474-8800
CONTACT: JEFFREY DIRK, P.E.

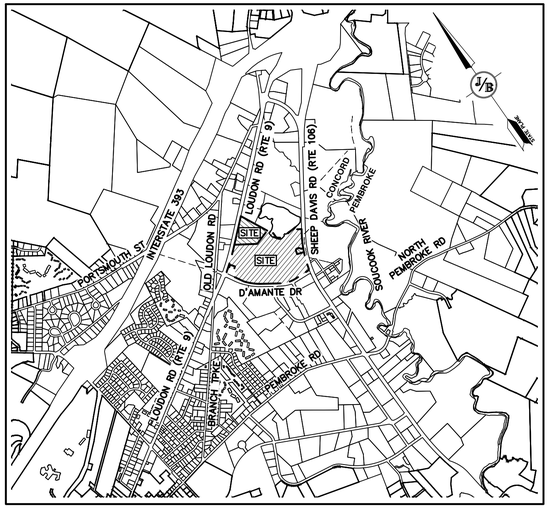
WETLAND CONSULTANT
WEST ENVIRONMENTAL, INC.
122 MAST ROAD, SUITE 6
LEE, NH 03824
(603) 659-0416
CONTACT: MARK WEST, CWS

ARCHITECT
EMBARC DESIGN
580 HARRISON AVE
SUITE 2W
BOSTON, MA 02118
(617) 765-8000
CONTACT: ROBERT DEL SAVIO, RA

LANDSCAPE ARCHITECT
COPLEY WOLF
10 POST OFFICE SQUARE
SUITE 1315
BOSTON, MA 02109
(617) 654-9000
CONTACT: JENNIFER MARTEL, ASLA, PLA



LOCUS MAP
SCALE 1" = 500'



VICINITY MAP
SCALE 1" = 2000'

SHEET INDEX

CS	COVER SHEET
G1	GENERAL NOTES
C1	OVERALL EXISTING CONDITIONS PLAN
C1.1-1.6	EXISTING CONDITIONS PLANS
C1.7	EXISTING CONDITIONS NOTES
C1.8	EXISTING STRUCTURE TABLES
S1.1	SUBDIVISION PLAN - WEST
S1.2	SUBDIVISION PLAN - EAST
S1.3	SUBDIVISION NOTES & DETAILS
C2	OVERALL SITE PLAN
C2.1	SITE PLAN - WEST
C2.2	SITE PLAN - EAST
C2-P	EXHIBIT: PARKING AREAS
C2-L	EXHIBIT: LANDSCAPING BUFFER PLAN
C2-PC	EXHIBIT: PEDESTRIAN & CYCLIST ROUTES
C3	OVERALL GRADING & DRAINAGE PLAN
C3.1	GRADING & DRAINAGE PLAN - WEST
C3.2	GRADING & DRAINAGE PLAN - EAST
C4	OVERALL UTILITY PLAN
C4.1	UTILITY PLAN - WEST
C4.2	UTILITY PLAN - EAST
PP1 - PP3	ROADWAY PLAN & PROFILES
T1 - T2	TRUCK MOTION PLANS

WHOLESALE RETAIL & FUELING STATION ELEVATIONS (UNDER SEPARATE COVER)

SITE RENDERINGS, LANDSCAPE PLAN, AND BUILDING RENDERINGS (UNDER SEPARATE COVER)

PERMITS

TYPE OF PERMIT	STATUS
CONCORD PLANNING BOARD APPROVAL: COMPREHENSIVE DEVELOPMENT APPLICATION CITY OF CONCORD PLANNING BOARD 41 GREEN STREET CONCORD, NEW HAMPSHIRE 03301 (603) 225-8515 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:
NHDOT DRIVEWAY PERMIT: NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, DISTRICT SIX P.O. BOX 740 DURHAM, NEW HAMPSHIRE 03824 (603) 868-1133 RESPONSIBLE CONSULTANT- VANESSE & ASSOCIATES, INC.	SUBMITTED: PERMIT NO. DATED: EXPIRATION:

APPROVED
UNDER THE PROVISIONS OF R.S.A. 674:35 & R.S.A. 674:36
CITY PLANNING BOARD
CITY OF CONCORD, NEW HAMPSHIRE
IN ACCORDANCE WITH VOTE OF THE BOARD DATED:

APPROVAL OF THIS PLAT IS LIMITED TO LOTS AS SHOWN.

CLERK _____ CHAIR _____

PROJECT PARCEL
TOWN OF CONCORD, NH
TAX MAP 611Z, LOT 39, 40-1, 40-2, 40-3 & 41

APPLICANT
ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3,
NEEDHAM, MA 02494

TOTAL LOT AREA
XX,XXX SQ. FT.
XX.XX ACRES

Design: ISM	Draft: HCH	Date: 04/14/2026
Checked: WGM	Scale: AS SHOWN	Project No.: 23031
Drawing Name: 23031-PLAN_CDP.DWG		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
2	04/14/26	ISSUED FOR CDP APPLICATION SUBMISSION	ISM
1	03/05/26	OVERALL SITE PLAN RE-ISSUED FOR STAFF PRE-APPLICATION MEETING	ISM
0	11/20/24	ISSUED FOR REVIEW	ISM

JONES & BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	COVER SHEET
Project:	"STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH
Owner of Record:	ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC 220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
CS
SHEET NO. 1 OF 31
JBE PROJECT NO. 23031

COMPREHENSIVE DEVELOPMENT PLAN, LOUDON ROAD & SHEEP DAVIS ROAD
JBE #23031

VARIANCES:

- ARTICLE 28-4-1(H) TO ALLOW A MAXIMUM HEIGHT OF 59 FEET 8 INCHES WHERE 45 FEET IS ALLOWED;
- ARTICLE 28-2-4(J) TO ALLOW A TIRE CENTER WHERE PROHIBITED IN THE GWP DISTRICT;
- ARTICLE 28-4-1(C) TO ALLOW FRONTAGE TO BE CALCULATED ON THE COMBINATION OF FRONTAGES OF A CORNER LOT RATHER THAN ALONG ONE STREET AS REQUIRED;
- ARTICLE 28-4-1(H) TO ALLOW 91% COVERAGE RATHER THAN THE REQUIRED 85%;
- ARTICLE 28-4-1(H) TO ALLOW 99' OF FRONTAGE WHERE 300' IS REQUIRED;
- ARTICLE 28-7-7(F) TO ALLOW DRIVEWAY WIDTHS OF 30 FEET WHERE 28 FEET IS THE MAXIMUM;
- ARTICLE 28-7-7(J) TO ALLOW LIGHT POLES AT 36 FEET 6 INCHES IN HEIGHT WHERE 25 FEET IS THE MAXIMUM;
- ARTICLE 28-7-13(C) TO ALLOW 12 FEET WIDE LOADING SPACES WHERE 14 FEET IS THE MINIMUM;
- ARTICLE 28-7-14(E) TO NOT SCREEN TRASH COMPACTORS WHERE SCREENING ON THREE SIDES IS REQUIRED;
- ARTICLE 28-7-2(E) TO ALLOW FEWER PARKING SPACES THAN REQUIRED; AND,
- ARTICLE 28-7-11(B) TO ALLOW THE PLANNING BOARD TO AUTHORIZE THE CONSTRUCTION OF FEWER PARKING SPACES WITHOUT SHOWING THAT A SUFFICIENT LAND AREA IS ALLOCATED AND SHOWN ON A SITE PLAN FOR THE FULL NUMBER OF SPACES REQUIRED.

WAIVERS:

- ADD WAIVER FOR SECTION 3.2.C OF THE CONCORD CONSTRUCTION STANDARDS AND DETAILS DOC.

Design: ISM	Draft: HCH	Date: 04/14/2026	
Checked: WGM	Scale: AS SHOWN	Project No.: 23031	
Drawing Name: 23031-PLAN_CDP.DWG			

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REV.	DATE	REVISION	BY
2	04/14/26	ISSUED FOR CDP APPLICATION SUBMISSION	ISM
1	03/05/26	OVERALL SITE PLAN RE-ISSUED FOR STAFF PRE-APPLICATION MEETING	ISM
0	11/20/24	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	GENERAL NOTES
Project:	"STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH
Owner of Record:	ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC 220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.

G1

NOTES:

1. THE INTENT OF THESE EXISTING CONDITIONS PLANS ARE TO SHOW THE EXISTING CONDITIONS OF CITY OF CONCORD LOTS 611Z-39-1, 611Z-40, 611Z-41, AND 61Z-9. SEE SHEET C1.7 FOR NOTES, PLAN REFERENCES, AND CERTIFICATIONS.
2. FOR BOUNDARY INFORMATION, MONUMENTS, AND KNOWN EASEMENTS OF RECORD, SEE ALTA / NSPS LAND TITLE SURVEY PREPARED BY THIS OFFICE.
3. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33013C0551E, WITH EFFECTIVE DATE OF APRIL 19, 2010, FOR COMMUNITY PANEL NO. 551 OF 705, IN MERRIMACK COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
4. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARK WEST, WEST ENVIRONMENTAL SERVICES, IN SEPTEMBER 2023 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS.

MAP 46Z LOT 59
NRFC CONCORD HOLDINGS LLC
C/O NORTH STAR REALTY FIN CORP
590 MADISON AVE FL 34
NEW YORK, NY 10022-8533
BK 2948 PG 1225
PLAN 17444

TAX MAP 46Z LOT 58
THOMAS CUSANO
THE STOVE BARN
249 LOUDON RD
CONCORD, NH 03301
BK 2401 PG 1220

TAX MAP 611Z LOT 39
ONYX REGAL CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3829 PG 0400

282 LOUDON ROAD
369,960 SQ.FT.
9.11 AC

TAX MAP 611Z LOT 38
ALDI INC (CONNECTICUT)
ATTN: DIRECTOR OF REAL ESTATE
295 RYE STREET
SOUTH WINDSOR, CT 06074-1219
BK 3584 PG 2379
PLAN 201800001652

TAX MAP 611Z LOT 38-2
DUNDEE INVESTMENT ASSOCIATES LLC
PO BOX 1750
CONCORD, NH 03302-1750
BK 3584 PG 2371
PLAN 201800001652

TAX MAP 611Z LOT 36
CARRIER PLACE LLC
41 CHITTENDEN LN
COHASSET, MA 02025
BK 3758 PG 1141

TAX MAP 611Z LOT 41
MH CONCORD LLC
124 W 36TH ST, RM 401
NEW YORK, NY 10018
BK 3565 PG 2889

TAX MAP 611Z LOT 40
ONYX STEEPLEGATE CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3839 PG 2935

270 LOUDON ROAD
2,186,385 SQ.FT.
50.19 AC

TAX MAP 611Z LOT 35
CAPRI REAL ESTATE HOLDINGS LLC
PO BOX 1750
CONCORD, NH 03302
BK 3523 PG 2403

TAX MAP 611Z LOT 42
CONCORD D'AMANTE LLC
1401 BROAD ST
CLIFTON, NJ 07013
BK 3775 PG 2015

TAX MAP 614Z LOT 67
HOME DEPOT USA INC #3485
PO BOX 105842
ATLANTA, GA 30348
BK 2076 PG 1237

TAX MAP 61Z LOT 11
CITY OF CONCORD
41 GREEN ST
CONCORD, NH 03301
BK 2206 PG 76

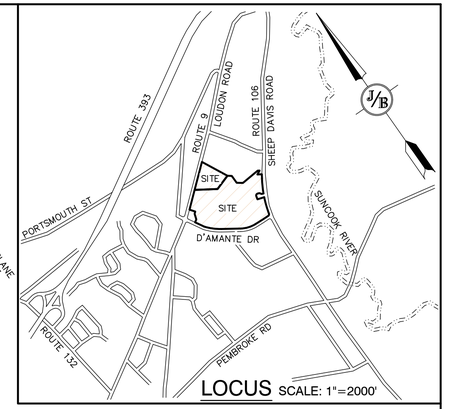
TAX MAP 61Z LOT 14
THOMAS E. GRAHAM IRREVOCABLE TRUST & ELEANOR C. GRAHAM IRREVOCABLE TRUST
274 SHEEP DAVIS RD
CONCORD, NH 03301
BK 2045 PG 1881

TAX MAP 61Z LOT 9
ONYX TD CONCORD LLC
220 RESERVOIR STREET, STE. 3
NEEDHAM, MA 02494-3146
BK 3874 PG 904

TAX MAP 61Z LOT 8
DEER STREET ASSOCIATES
157 DEER ST
PORTSMOUTH, NH 03801
BK 3775 PG 1531

TAX MAP 614Z LOT 68
VENEZIA REALTY ASSOC. LLC
PO BOX 1750
CONCORD, NH 03302
BK 2134 PG 0958

LOUDON ROAD NH ROUTE 9
SHEEP DAVIS ROAD NH ROUTE 106
D'AMANTE DRIVE
NH STATE PLANE
MATCH SHEET C1.1
MATCH SHEET C1.2
MATCH SHEET C1.3
MATCH SHEET C1.4
MATCH SHEET C1.5
MATCH SHEET C1.6



LOCUS SCALE: 1"=2000'

LEGEND

EXISTING	DESCRIPTION
	PROPERTY LINES
	CONDOMINIUM LINES
	SETBACK LINES
	FRESHWATER WETLANDS LINE
	STREAM CHANNEL
	TREE LINE
	BARBED WIRE
	FENCE
	STOCKADE FENCE
	SOIL BOUNDARY
	FLOOD PLAIN LINE
	ZONELINE
100	MAJOR CONTOUR
98	MINOR CONTOUR
VGC	EDGE OF PAVEMENT
SGC	VERTICAL GRANITE CURB
	SLOPE GRANITE CURB
D	DRAINAGE LINE
S	SEWER LINE
FM	SEWER FORCE MAIN
G	GAS LINE
W	WATER LINE
WS	WATER SERVICE
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
	GUARDRAIL
	IRON PIPE/IRON ROD
	DRILL HOLE
	STONE/GRANITE BOUND
IP	IRON PIPE
IR	IRON ROD
DH	IRON ROD
BND	BOUND
	BENCHMARK (TBM)
	DOUBLE POST SIGN
	SINGLE POST SIGN
	TREES AND BUSHES
	UTILITY POLE
	GUY WIRE ANCHOR
	UTILITY SUPPORT POLE
	LIGHT POLES
D	DRAIN MANHOLE
S	SEWER MANHOLE
	HYDRANT
	WATER GATE
	WATER SHUT OFF
GV	FIRE DEPARTMENT CONNECTION
	GAS GATE VALVE
	GAS METER
	SINGLE GRATE CATCH BASIN
	DOUBLE GRATE CATCH BASIN
	TRANSFORMER
	ELECTRIC METER
D	CULVERT W/WINGWALLS
D	CULVERT W/FLARED END SECTION
D	CULVERT W/STRAIGHT HEADWALL
	DRAINAGE FLOW DIRECTION
	FRESHWATER WETLANDS
	CONCRETE
	GRAVEL
	RETAINING WALL

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 feet

Design: WGM	Draft: MJS	Date: 3/16/23
Checked: WGM	Scale: AS NOTED	Project No.: 23031
Drawing Name: 23031-EX-CONDITIONS.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

STATE OF NEW HAMPSHIRE No. 1030 MATTHEW J. SALVUCCI LAND SURVEYOR
SIGNATURE

REV.	DATE	REVISION	BY
1	4/14/26	ISSUED FOR NEW CDP APPLICATION	ISM
0	6/14/24	ISSUED FOR REVIEW	ISM

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: OVERALL EXISTING CONDITIONS PLAN
Project: "STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH
Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD LLC 200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
C1
SHEET 3 OF 29
JBE PROJECT NO. 23031

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 feet

NH STATE PLANE

MAP 46Z LOT 59
NRFC CONCORD HOLDINGS LLC
C/O NORTH STAR REALTY FIN CORP
590 MADISON AVE FL 34
NEW YORK, NY 10022-8533
BK 2948 PG 1225
PLAN 17444

TAX MAP 46Z LOT 58
THOMAS CUSANO
THE STOVE BARN
249 LOUDON RD
CONCORD, NH 03301
BK 2401 PG 1220

TAX MAP 611Z LOT 38
ALDI INC (CONNECTICUT)
ATTN: DIRECTOR OF REAL ESTATE
295 RYE STREET
SOUTH WINDSOR, CT 06074-1219
BK 3584 PG 2379
PLAN 201800001652

TAX MAP 611Z LOT 39
ONYX REGAL CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3829 PG 0400

LOUDON ROAD
NH ROUTE 9

MAG NAIL SET
5/2/23

6"x6" BND FND
GRANITE
0.3 EXPOSED
HOLDEN SURVEY

2" IP FND
FLUSH

BND FND
STONE WITH DH
0.2' EXPOSED

CB 25900
CB 20046
CB 20641
CB 20642
CB 20643
CB 20644
CB 20640
CB 20639
CB 20637
CB 20636
CB 20053
CB 27388
CB 21177
SMH 21121

HEADWALL
INV=319.01 (42" RCP)(NW)

INV=320.38
(42" RCP)(NW)

HEADWALL
INV=320.72 (12" HDPE)(SW)
INV=320.47 (6" PVC)(SW)

HEADWALL
INV=320.09 (12" HDPE)(SW)
INV=319.76 (12" HDPE)(SW)
INV=320.0± (8" PVC)(SW)

HEADWALL
INV=317.33 (12" HDPE)

HEADWALL
INV=317.60 (12" HDPE)

HEADWALL
INV=317.36 (12" HDPE)

50' WETLAND BUFFER

598B

699B

B-3

MATCH SHEET C1.1
MATCH SHEET C1.4

MATCH SHEET C1.1
MATCH SHEET C1.2

EXISTING TRANSFORMER
150kVA

DRAINAGE FEATURE

LEVEL LIP
INV=314.2±

S52°35'38"E
115.00'

S52°35'38"E
221.03'

N71°57'24"E
457.48'

1	4/14/26	ISSUED FOR NEW CDP APPLICATION	ISM
0	6/14/24	ISSUED FOR REVIEW	ISM
REV.	DATE	REVISION	BY

Design: WGM	Draft: MJS	Date: 3/16/23
Checked: WGM	Scale: AS NOTED	Project No.: 23031
Drawing Name: 23031-EX-CONDITIONS.dwg		

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STATE OF NEW HAMPSHIRE
No. 10,30
MATTHEW J. SALVUCCI
LICENSED LAND SURVEYOR
SIGNATURE

Designed and Produced in NH

Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EXISTING CONDITIONS PLAN

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD LLC
200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
C1.1
SHEET 4 OF 29
JBE PROJECT NO. 23031

Design: WGM	Draft: MJS	Date: 3/16/23	
Checked: WGM	Scale: AS NOTED	Project No.: 23031	
Drawing Name: 23031-EX-CONDITIONS.dwg			

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STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 1030 MATTHEW J. SALVUCCI

SIGNATURE

REV.	DATE	REVISION	BY
1	4/14/26	ISSUED FOR NEW CDP APPLICATION	ISM
0	6/14/24	ISSUED FOR REVIEW	ISM

Designed and Produced in NH
Jones & Beach Engineers, Inc.
Civil Engineering Services
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EXISTING CONDITIONS PLAN

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD LLC 200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.

C1.2

SHEET 5 OF 29
JBE PROJECT NO. 23031

MATCH SHEET C1.2

MATCH SHEET C1.3

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 feet

MATCH SHEET C1.3

MATCH SHEET C1.6

LOUDON ROAD
NH ROUTE 9

TAX MAP 611Z LOT 41
MH CONCORD LLC
124 W 36TH ST, RM 401
NEW YORK, NY 10018
BK 3565 PG 2889

TAX MAP 611Z LOT 40
ONYX STEEPLEGATE CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3839 PG 2935

TAX MAP 611Z LOT 42
CONCORD D'AMANTE LLC
1401 BROAD ST
CLIFTON, NJ 07013
BK 3775 PG 2015

TAX MAP 614Z LOT 67
HOME DEPOT USA INC #3485
PO BOX 105842
ATLANTA, GA 30348
BK 2076 PG 1237

EXISTING RETAIL
(JC PENNEY)

D'AMANTE DRIVE

SMH 22496
DMH 22495
CB 22494
EXISTING PULL-BOX 145/PB13
EXISTING PULL-BOX #13
25' PUBLIC DRAINAGE EASEMENT BOOK 1842 PAGE 735 - EASEMENT A
25' PUBLIC DRAINAGE EASEMENT BOOK 1842 PAGE 735 - EASEMENT B
CB 26985
CB 22721
SMH 22483
UNDERGROUND ELECTRIC (1-5" CONDUIT)
EXISTING TRANSFORMER 1500kVA
SMH 22415
CB 22416
APPROXIMATE UNDERGROUND ELECTRIC (1-5" CONDUIT)
EXISTING TRANSFORMER 150kVA
CB 22834
CB 23026
CB 22284
SMH 22429
DMH 22426
EXISTING PULL-BOX 145/PB1
EASEMENT TO CITY OF CONCORD BOOK 3461 PAGE 1366
CB 22687
DMH 23064
UTILITY EASEMENT TO CITY OF CONCORD BOOK 3461 PAGE 1366
CB 22679
CB 23030
CB 22390
UNDERGROUND ELECTRIC (2-5" CONDUIT)
EXISTING PULL-BOX 145/PB2
EXISTING SECTIONALIZING CABINET 145/2X
CB 20921
DMH 20922
CB 20915
CB 25656
UNDERGROUND ELECTRIC (1-5" CONDUIT)
CB 1
DMH 23062
CB 20906
CB 23043
CB 22387
EXISTING PULL-BOX 145/PB3
CB 20897
DMH 20914
CB 22168
CB 22154
CB 22140
UNDERGROUND ELECTRIC (1-5" CONDUIT)
RAILROAD SPIKE FND
4" BPD
4"x4" BND FND GRANITE FLUSH
4"x4" BND FND GRANITE 0.1' DOWN
4"x4" BND FND CONCRETE 0.1' EXPOSED
4"x4" BND FND CONCRETE 0.1' DOWN
4"x4" BND FND GRANITE IN SIDEWALK
4"x4" BND FND GRANITE 0.6' DOWN TOP BROKEN OFF
4"x4" BND FND GRANITE 0.3' DOWN
CB 20890
DMH 25305
APPROXIMATE UNDERGROUND ELECTRIC (1-5" CONDUIT)
ELECTRIC MANHOLE 145/MH1
SMH 23097
ELECTRIC MANHOLE 145/MH2
CB 20879
CB 20878
DMH 23106
DMH 20866
12" D.I. WATER
2" D.I. WATER
8" PVC
12" PVC
48" RCP
6" AA
HDPE
HEADWALL (12" RCP)
INV=342.91
L=72.99'
R=50.00'
Δ=83°38'25"
C=66.68'
S12°05'34"W
L=463.83'
R=1434.00'
Δ=18°31'57"
C=461.81'
N47°08'54"W
N81°09'12"W 22.05'
N36°24'32"W 119.68'
N51°07'58"E 62.65'
S33°50'46"W 172.20'
S04°43'08"W 34.11'
S80°01'08"W 30.00'
N75°54'26"E 164.81'
N29°43'38"W 200.45' (TIE)
N69°03'58"E 82.13'
N29°43'38"W 470.56'
N25°55'06"E 265.66'
STOP
NO PARKING
FIRE LANE
UGE
OHE
STATE PLANE

Designed and Produced in NH
Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Design: WGM	Draft: MJS
Checked: WGM	Scale: AS NOTED
Drawing Name: 23031-EX-CONDITIONS.dwg	

Date: 3/16/23
Project No.: 23031

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NEW HAMPSHIRE LICENSED LAND SURVEYOR
No. 1030
MATTHEW J. SALVUCCI
SIGNATURE

REV.	DATE	REVISION	BY
1	4/14/26	ISSUED FOR NEW CDP APPLICATION	ISM
0	6/14/24	ISSUED FOR REVIEW	ISM

Plan Name: EXISTING CONDITIONS PLAN

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD I LLC
200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
C1.3
SHEET 6 OF 29
JBE PROJECT NO. 23031

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 feet

TAX MAP 61Z LOT 11
CITY OF CONCORD
41 GREEN ST
CONCORD, NH 03301
BK 2206 PG 76

MATCH SHEET C1.1
MATCH SHEET C1.4
HEADWALL
INV=317.60 (12" HDPE)
HEADWALL
INV=317.36 (12" HDPE)
BND FND
STONE WITH DH
0.2' EXPOSED
S52°35'38"E
115.00'
50' WETLAND BUFFER
BOR STK W33-4 FND
BOR STK W43-3 FND
N17°59'23"E
437.48'
SMH 21121
SMH 21126
LEVEL LIP
INV=314.2±
SNOW STORAGE
EASEMENT
BOOK 1763 PAGE 441
EASEMENT 4
S53°31'49"E
165.00'
S00°37'48"E
221.03'
LEVEL SPREADER
DISTRIBUTION STRUCTURE
(18" ORIFICES @ 313.6±)
72"± RCP
INV=313.6±
CB 29212
DMH 29274
15" HDPE
INV=313.56
APPARENT
LEVEL SPREADER
2209-41
EASEMENT D
25' SEWER EASEMENT
REPLACES 1762-1025
EXISTING
TRANSFORMER
300kVA
SMH 28196
UNDERGROUND
ELECTRIC
(2-5" CONDUIT)
IR FND
LLS 704
0.3' DOWN
SMH 28344
25' SEWER EASEMENT
BOOK 1762 PAGE 1025 - EASEMENT B
CB 21981
CB 27239
CB 21913
SMH 22062
CB 28125
MATCH SHEET C1.4
MATCH SHEET C1.5
CB 22098
SMH 22101
CB 22099
CB 22103
CB 22104
CB 22105
SMH 25060
APPROXIMATE
UNDERGROUND
296A
699B
26B
26E
B-105
BK 2209 PG 41
EASEMENT D
25' SEWER EASEMENT
REPLACES 1762-1025
SEWER EASEMENT
BK 1769 PG 909
WETLAND BUFFER
IR FND
LLS 704
0.2' DOWN
S56°50'40"E
50.29'
S24°34'49"W
118.61'
4"x4" BND FND
GRANITE
0.2' DOWN
S57°32'40"E
117.96'
4" IP FND
4.0' EXPOSED
LEANING
4"x4" BND FND
CONCRETE
0.3' DOWN
CB 20731
S33°13'36"W
196.48'
1.5" IP FND
FLUSH
6"x6" BND FND
CONCRETE
MARKED "NHHD"
0.4' EXPOSED
SMH 28327
CB 23558
CB 23578
CB 23579
DMH 23574
DMH 23576
DMH 23577
CB 23547
12" D.I. WATER
GATEWAY PERFORMANCE (GMP)
OPEN SPACE
RESIDENTIAL DISTRICT (RO)
CB 20737
SLOPE & EMBANKMENT
EASEMENT TO STATE OF NH.
BOOK 1838 PAGE 1936
L=403.33'
R=2914.79'
Δ=7°55'42"
C=403.01'
N29°15'17"E
8" D.I. WATER
EXISTING PULL-BOX
145/PB9
EXISTING
SECTIONALIZING
CABINET
145/9X
CB 20743
MAGNETIC DETECTION
UNDER PAVEMENT
SLOPE & EMBANKMENT EASEMENT
TO STATE OF NH. BOOK 1838 PAGE 1908
CB 20745
DMH 20747

Design: WGM	Draft: MJS	Date: 3/16/23	
Checked: WGM	Scale: AS NOTED	Project No.: 23031	
Drawing Name: 23031-EX-CONDITIONS.dwg			

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STATE OF NEW HAMPSHIRE No. 10301 MATTHEW J. SALVUCCI LICENSED LAND SURVEYOR
SIGNATURE

REV.	DATE	REVISION	BY
1	4/14/26	ISSUED FOR NEW CDP APPLICATION	ISM
0	6/14/24	ISSUED FOR REVIEW	ISM

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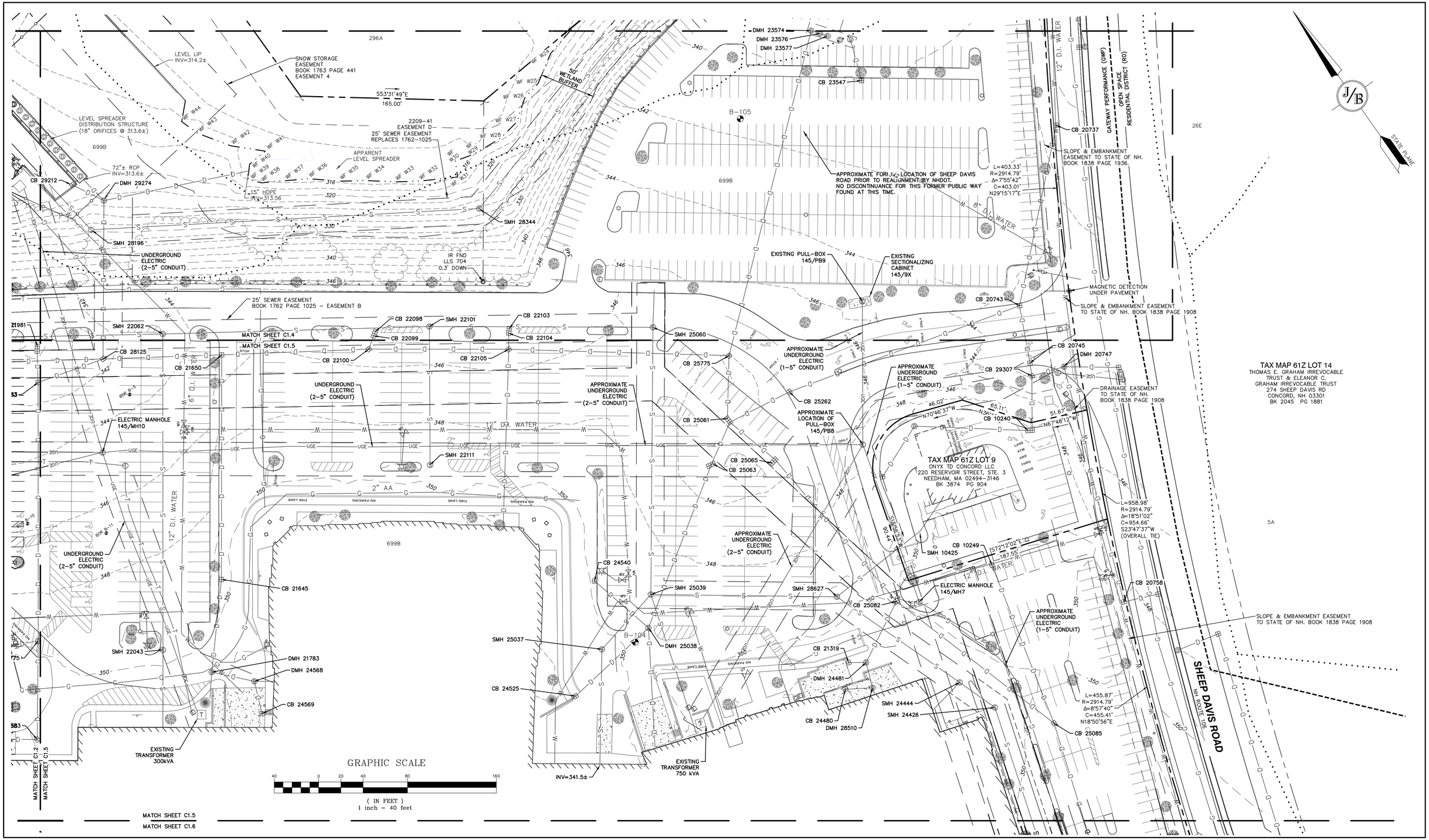
Plan Name: EXISTING CONDITIONS PLAN

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD LLC
200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
C1.4
SHEET 7 OF 29
JBE PROJECT NO. 23031



Design: WGM	Draft: MJS
Checked: WGM	Scale: AS NOTED
Drawing Name: 23031-EX-CONDITIONS.dwg	

Date: 3/16/23
Project No.: 23031

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STATE OF NEW HAMPSHIRE — No. 1030 — MATTHEW J. SALVUCCI — LAND SURVEYOR — SIGNATURE

REV.	DATE	REVISION	BY
1	4/14/26	ISSUED FOR NEW CDP APPLICATION	ISM
0	6/14/24	ISSUED FOR REVIEW	ISM

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200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
C1.5
SHEET 8 OF 29
JBE PROJECT NO. 23031

MATCH SHEET C1.5
MATCH SHEET C1.6
MATCH SHEET C1.3
MATCH SHEET C1.6
40
RD LLC
306
146
26A
699B
STATE PLANE
SMH 22550
EXISTING TRANSFORMER 1500kVA
GREASE TRAP
DMH 22537
CB 24181
CB 22548
EXISTING TRANSFORMER 500kVA
EXISTING RETAIL (JC PENNEY)
NO PARKING
FIRE LANE
B-103
SMH 22518
SMH 23268
12" D.I. WATER
INV=340.7±
CB 22577
SMH 22584
SMH 23831
CB 22622
UNDERGROUND ELECTRIC (1-5" CONDUIT)
UNDERGROUND ELECTRIC (1-5" CONDUIT)
UNDERGROUND ELECTRIC (1-5" CONDUIT)
ELECTRIC MANHOLE 145/MH4
CB 22140
CB 22370
CB 22364
CB 22363
CB 22361
CB 22348
CB 22347
CB 22346
HEADWALL INV=342.6± (12" RCP)
CB 22326
B-102
L=409.89'
R=767.00'
Δ=30°37'09"
C=405.03'
S71°43'07"E
4"x4" BND FND GRANITE 0.2' DOWN
CB 28405
CB 20820
DMH 20821
CB 28416
CB 20849
508.44'
N56°24'33"W
DMH 23114
6" AA
36" RCP
CB 20828
DMH 20829
30" RCP
12" D.I. WATER
DRIVE
CB 25086
SLOPE & EMBANKMENT EASEMENT TO STATE OF NH. BOOK 1858 PAGE 1908
REVISED SEWER EASEMENT AS SHOWN ON PLAN REFERENCE 24. NO DEED FOUND.
SMH 24389
CB 27725
CB 27726
15" D.I. INV=343.2±
SMH 22628
12" D.I. WATER
APPROXIMATE UNDERGROUND ELECTRIC (1-5" CONDUIT)
DMH 22636
DMH 22640
CB 23940
CB 22641
MAG NAIL SET 5/2/23
L=60.61'
R=45.00'
Δ=77°10'03"
C=56.13'
N52°57'07"E
CB 26548
ELECTRIC MANHOLE 145/MH6
4"x4" BND FND GRANITE FLUSH
APPROXIMATE UNDERGROUND ELECTRIC (1-5" CONDUIT)
EXISTING PULL-BOX 145/PB5
CB 28589
2201.34'
N85°27'51"W
RAILROAD SPIKE FND
CB 20787
CB 20781
CB 20789
4"x4" BND FND 0.2' DOWN
INV=342.27 (24" RCP)
204.33'
N87°01'42"W
24" RCP
12" D.I. WATER
CB 20807
DMH 23133
TAX MAP 61Z LOT 8
DEER STREET ASSOCIATES
157 DEER ST
PORTSMOUTH, NH 03801
BK 3775 PG 1531
TAX MAP 614Z LOT 68
VENEZIA REALTY ASSOC. LLC
PO BOX 1750
CONCORD, NH 03302
BK 2134 PG 0958

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 feet

Design: WGM	Draft: MJS
Checked: WGM	Scale: AS NOTED
Drawing Name: 23031-EX-CONDITIONS.dwg	

Date: 3/16/23
Project No.: 23031

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NEW HAMPSHIRE — No. 1030 — MATTHEW J. SALVUCCI — LICENSED LAND SURVEYOR
SIGNATURE

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Plan Name: EXISTING CONDITIONS PLAN
Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH
Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD LLC
200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
C1.6
SHEET 9 OF 29
JBE PROJECT NO. 23031

LOT AREAS:

MAP 611Z/LOT 39 (282 LOUDON ROAD)
TOTAL LOT AREA = 396,960 SQ.FT. = 9.113 AC
TOTAL WETLAND AREA = 20,859 SQ.FT. = 0.479 AC
TOTAL BUILDABLE AREA = 376,101 SQ.FT. = 8.634 AC
TOTAL IMPERVIOUS AREA =
TOTAL BUILDING AREA =

MAP 611Z/LOT 40 (270 LOUDON ROAD)
TOTAL LOT AREA = 2,186,385 SQ.FT. = 50.192 AC
TOTAL WETLAND AREA = 40,787 SQ.FT. = 0.936 AC
TOTAL BUILDABLE AREA = 2,145,598 SQ.FT. = 49.256 AC
TOTAL IMPERVIOUS AREA =
TOTAL BUILDING AREA =

MAP 611Z/LOT 41
TOTAL LOT AREA = 45,942 SQ.FT. = 1.05 AC
TOTAL WETLAND AREA =
TOTAL BUILDABLE AREA =
TOTAL IMPERVIOUS AREA =
TOTAL BUILDING AREA =

MAP 61Z/LOT 9
TOTAL LOT AREA = 24,202 SQ.FT. = 0.56 AC
TOTAL WETLAND AREA =
TOTAL BUILDABLE AREA =
TOTAL IMPERVIOUS AREA =
TOTAL BUILDING AREA =

NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF CITY OF CONCORD LOTS 611Z–39, 611Z–40, 611Z–41 AND 61Z–9.
2. CURRENT OWNERS OF RECORD:

   MAP 611Z/LOT 39 – 282 LOUDON ROAD
   ONYX REGAL CONCORD, LLC
   200 RESERVOIR STREET
   SUITE 306
   NEEDHAM, MA 02494
   BK 3829, PG 400

   MAP 611Z/LOT 40 – 270 LOUDON ROAD
   ONYX STEEPLEGATE CONCORD, LLC
   200 RESERVOIR STREET
   SUITE 306
   NEEDHAM, MA 02494
   BK 3839, PG 2935

   MAP 611Z/LOT 41 – 260 LOUDON ROAD
   MH CONCORD, LLC
   124 WEST 36TH STREET
   ROOM 401
   NEW YORK, NY 10018
   BK 3565, PG 2889

   MAP 61Z/LOT 9 – 277 SHEEP DAVIS ROAD
   ONYX TD CONCORD, LLC
   220 RESERVOIR STREET, STE. 3
   NEEDHAM, MA 02494
   BK 3874, PG 903
3. ZONING DISTRICT: GWP – GATEWAY PERFORMANCE DISTRICT
4. THE FEATURES SHOWN ON THIS PLAT ARE A RESULT OF SURVEY PERFORMED ON THE GROUND IN FEBRUARY AND MARCH 2023. LAST SITE VISIT WAS OCTOBER 2025.
   A. OBSERVATIONS ON THE SUBJECT PREMISES, AS OF THE LAST SITE VISIT HAVE BEEN PLOTTED.
   B. NO EVIDENCE WAS OBSERVED THAT THE SUBJECT PREMISES WERE BEING USED AS A SOLID WASTE DUMP, SUMP, OR SANITARY LANDFILL, AS OF THE LAST SITE VISIT.
   C. NO CEMETERIES WERE OBSERVED ON THE PARCEL SURVEYED.
6. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE, AND PLANS OF RECORD. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. NO SUBSURFACE INVESTIGATION OF UTILITIES WAS PERFORMED. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG–SAFE AT 1–888–DIG–SAFE.
7. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33013C0551E, WITH EFFECTIVE DATE OF APRIL 19, 2010, FOR COMMUNITY PANEL NO. 551 OF 705, IN MERRIMACK COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
8. BASIS OF BEARING: HORIZONTAL – NH STATE PLANE. VERTICAL – NAVD88.
9. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
10. ALL BOOK AND PAGE NUMBERS REFER TO THE MERRIMACK COUNTY REGISTRY OF DEEDS.
11. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF CONCORD TAX RECORDS AND ARE SUBJECT TO CHANGE.
12. RESEARCH WAS PERFORMED AT THE CITY OF CONCORD ENGINEER'S OFFICE, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE MERRIMACK COUNTY REGISTRY OF DEEDS.
13. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
14. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
15. JURISDICTIONAL WETLANDS WERE WERE NOT DELINEATED AS A PART OF THIS SURVEY.
16. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
17. DUE TO LARGE SNOW BANKS ON SITE AT THE TIME OF THE SURVEY, A PORTION OF THE DETAIL SHOWN HEREON IS FROM PUBLIC–SOURCE AERIAL IMAGERY. DETAIL WILL BE UPDATED AS AVAILABLE.
18. THE SURVEYED PROPERTY IS UNIT 1 OF THE STEEPLEGATE MALL LAND CONDOMINIUM. A BRICK SIGN LOCATED WITHIN UNIT 2, AND THREE SIGN LOCATIONS WITHIN UNIT 1 ARE COMMON AREA.
19. THERE ARE NO KNOWN PROPOSED CHANGED IN STREET RIGHT OF WAY LINES THAT ABUT THE SURVEYED PROPERTY. THERE ARE SEVERAL RIGHT OF WAY EASEMENTS GRANTED TO THE STATE OF NEW HAMPSHIRE, AND TO THE CITY OF CONCORD THAT ENCUMBER THE SURVEYED PROPERTY ALONG EXISTING PUBLIC WAYS. IT IS THE OPINION OF THIS SURVEY THAT THE LAND UNDER THESE EASEMENTS IS NOT A PART OF THE PUBLIC RIGHT OF WAY, BUT IS STILL A PART OF THE SURVEYED PROPERTY. SEE PLAN REFERENCE 24.
20. THE PROPERTY SURVEYED AND SHOW HEREON IS THE SAME PROPERTY REFERENCED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE COMPANY.
21. THE PROPERTY SURVEYED IS NOT WITHIN A WELLHEAD PROTECTION AREA, AS DEFINED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, AND THERE ARE NO KNOWN PUBLIC WATER SUPPLY WELLS ON SITE.
22. THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY MARK WEST, WEST ENVIRONMENTAL SERVICES, IN SEPTEMBER 2023 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
   a. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.
   b. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.
   c. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.
   d. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE US FISH AND WILDLIFE SERVICE.

PLAN REFERENCES:

1. "SUBDIVISION & CONSOLIDATION PLAN PREPARED FOR ARMANTE R. & IDA P. D'AMANTE AND TRIANGLE PARK ASSOCIATES." DATED MARCH 1, 1988. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 10774.
2. "PRIVATE EASEMENT PREPARED FOR ARMANTE R. & IDA P. D'AMANTE." DATED NOVEMBER 11, 1988. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 10782.
3. "CONSOLIDATION & SUBDIVISION PLAN PREPARED FOR HOMART DEVELOPMENT CO." DATED MARCH 8, 1990. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 11721.
4. "SUBDIVISION BY LEASE, STEEPLEGATE MALL, PREPARED FOR PUB VENTURES OF NEW ENGLAND, INC. RECORD OWNER: HOMART DEVELOPMENT CO." DATED JULY 14, 1992. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 12730.
5. "CONDOMINIUM SITE PLAN OF THE STEEPLEGATE MALL, CONCORD, NH." DATED JUNE 2016. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, LLC. M.C.R.D. 201600014921.
6. "EXHIBIT A, SLOPE EASEMENT PLAN, LOUDON ROAD, PREPARED FOR HOMART DEVELOPMENT CO., INC." DATED FEBRUARY 2, 1990. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. BOOK 1838 PAGE 1906.
7. "LAND OF HOMART DEVELOPMENT CO., N.H. RTE. 106 EASEMENT PLAN, CONCORD, N.H." DATED FEBRUARY 2, 1990. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. BOOK 1838, PAGE 1915.
8. "EXHIBIT A, EASEMENT PLAN, SHEEP DAVIS ROAD, PREPARED FOR HO CONCORD LAND CO, INC. DATED DECEMBER 12, 1989. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. BOOK 1838 PAGE 1924.
9. "EXHIBIT A, EASEMENT PLAN, SHEEP DAVIS ROAD, PREPARED FOR ARMANTE R. & IDA P. D'AMANTE." DATED DECEMBER 8, 1989. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 1838 PAGE 1943.
10. "EXHIBIT A, R.O.W. EASEMENT PLAN, LOUDON ROAD, PREPARED FOR HOMART DEVELOPMENT CO., INC." DATED FEBRUARY 2, 1990. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 1838 PAGE 1949.
11. "BOUNDARY PLAN, CANAD CINEMAS, CONCORD, NH." DATED MARCH 13, 1996. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 13576.
12. "PLAN OF LAND, J + F MACEACHRAN, CONCORD, NH. DATED OCTOBER 1939. PREPARED BY R. A. FOSTER. M.C.R.C. 906.
13. "EIGHT TRACTS OF LAND ON THE CONCORD PLAINS, PROPERTY OF ARMANTE R. D'AMANTE, CONCORD, N.H." DATED AUGUST 13, 1957. M.C.R.C. 1943.
14. "SURVEY OF THE LAND OF KENNETH H. & MIRIAM A. TILTON, CONCORD, N.H." DATED JANUARY 12, 1987. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 10411.
15. "SUBDIVISION PLAN, TRIANGLE PARK, CONCORD. N.H." DATED NOVEMBER 9, 1987. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 10526.
16. "SUBDIVISION PLAN, PREPARED FOR HODGES DEVELOPMENT CORPORATION." DATED NOVEMBER 16, 1988. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 10840.
17. "ALTA/ASCM LAND TITLE SURVEY, PREPARED FOR HOMART DEVELOPMENT CO." DATED SEPTEMBER 25, 1989. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 11305.
18. "IMPROVEMENTS PLAN OF LAND PREPARED FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, CONCORD, N.H." DATED DECEMBER 9, 1991. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 12299.
19. "SUBDIVISION BY LEASE, STEEPLEGATE MALL, PREPARED FOR CONCORD SAVINGS BANK, RECORD OWNER HOMART DEVELOPMENT CO." DATED OCTOBER 18, 1993. PREPARED BY ALAN H. SWANSON, INC. M.C.R.D. 12936.
20. "TRACT NO. 4182–G, REAL ESTATE LIMITED PARTNERSHIP, CONCORD, N.H." DATED JANUARY 1982. PREPARED BY ERNEST E. VEINOTTE. M.C.R.D. 13577.
21. "PUBLIC SEWER EASEMENT PLAN, STEEPLEGATE MALL." DATED JULY 16, 1993. PREPARED BY ALAN H. SWANSON, INC. M.C.R.D. 14512.
22. "STORM DRAINAGE AREA / EXISTING WETLAND AREA PLAN." DATED JULY 14, 1992. PREPARED BY ALAN H. SWANSON, INC. M.C.R.D. 14513.
23. "PUBLIC SEWER EASEMENT PLAN, STEEPLEGATE MALL, PREPARED FOR GENERAL GROWTH PROPERTIES, INC. RECORD OWNER GGP–STEEPLEGATE, INC. DATED APRIL 20, 2000. PREPARED BY HSI HAYNER/SWANSON, INC. M.C.R.D. BOOK 2209 PAGE 48.
24. "ALTA / ASCM LAND TITLE SURVEY, STEEPLEGATE MALL, CONCORD, NH." DATED JUNE 25, 2004. PREPARED BY HSI HAYNER/SWANSON, INC. NOT RECORDED.
25. "TRACTS OF LAND ON THE CONCORD PLAINS, ARMANTE R. D'AMANTE." DATED APRIL 10, 1957. PREPARED BY E. N. ROBERTS. CITY OF CONCORD PLAN NO. 586_1.
26. "PROPOSED MINOR SUBDIVISION, ARMANTE R. & IDA P. D'AMANTE. CONCORD, N.H." DATED JULY 26, 1972. PREPARED BY THOMAS F. MORAN INC. CITY OF CONCORD PLAN NO. 586_2.
27. CONSOLIDATION AND SUBDIVISION PLAN FOR THE ROUSE COMPANY." DATED MAY 15, 1979. PREPARED BY ALAN H. SWANSON, INC. CITY OF CONCORD PLAN NOs. 1045_1 & 1045_2.
28. PLANS OF PROPOSED TRANSPORTATION AND ROADWAY IMPROVEMENTS, D'AMANTE DRIVE / LOUDON ROAD / NH ROUTE 106." DATED APRIL 6, 1999. PREPARED BY VANASSE HANGEN BRUSTLIN, INC. CITY OF CONCORD PLAN SET NO 3098.
29. "MASTER PLAN, LOUDON ROAD, CONCORD, N.H., PREPARED FOR MICRO BUSINESS SOFTWARE, INC." DATED MAY 13, 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_1.
30. "SITE PLAN, LOUDON ROAD, CONCORD, N.H., PREPARED FOR MICRO BUSINESS SOFTWARE, INC." DATED JUNE 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_2.
31. "SITE PLAN PHASE I, LOUDON ROAD, CONCORD, N.H., PREPARED FOR REALWORLD" DATED NOVEMBER 18, 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_3.
32. "CONCEPTUAL SITE MASTER PLAN, LOUDON ROAD, CONCORD, N.H., PREPARED REALWORLD" DATED NOVEMBER 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_4.
33. "STEEPLEGATE MALL, HOMART DEVELOPMENT, CITY OF CONCORD, JOB NO. 75658, 75668, 75688. DATED MARCH 1, 1989. ON FILE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
34. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. S 21 (2) 0–796 SHEEP DAVIS ROAD. DATED MARCH 10, 1949. ON FILE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
35. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID PROJECT NO. U–40 (7) P–2055 CENTRAL ROAD. DATED JUNE 28, 1945. ON FILE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

Design: WGM	Draft: MJS	Date: 3/16/23
Checked: WGM	Scale: AS NOTED	Project No.: 23031
Drawing Name: 23031-EX-CONDITIONS.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
1	4/14/26	ISSUED FOR NEW CDP APPLICATION	ISM
0	6/14/24	ISSUED FOR REVIEW	ISM

Designed and Produced in NH
J/B Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: EXISTING CONDITIONS NOTES
Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH
Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD,LLC
200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
C1.7
SHEET 10 OF 29
JBE PROJECT NO. 23031

DRAINAGE STRUCTURE TABLE

CB 1
(DOUBLE GRATE)
RIM=346.4
INVin=337.1 (15" RCP)(NW)
INVin=336.0 (32" RCP)(SE)
INVout=335.7 (32" RCP)(NW)

CB 2
RIM=342.7
INVout=XXX (15" RCP)

CB 10240
RIM=347.51
INVin=342.09 (12" RCP)(NW)
INVout=341.62 (18" RCP)(NE)
SUMP=338.69

CB 10249
RIM=348.37
INVout=344.31 (15" RCP)

CB 20046
RIM=341.14
INVin=331.82 (15" RCP)(NW)
INVin=331.58 (15" RCP)(SW)
INVout=330.97 (18" RCP)(SE)
SUMP=327.9

CB 20053
RIM=342.22
INVin=332.52 (18" RCP)(SW)
INVout=332.74 (18" RCP)(NE)
SUMP=329.18

CB 20634
RIM=328.97
INVout=324.0± (12" HDPE)(NE)
[FULL OF SEDIMENT, INV APPROX.]

CB 20635
RIM=328.74
INVin=324.6 (6" PVC)(x2)(E)
INVin=324.6± (4" PVC)(E)
INVin=324.16 (12" HPDE)(SW)
INVout=323.61 (12" HDPE)(N)

CB 20636
RIM=329.86
INVin=326.34 (6" PVC)(E)
INVin=323.48 (12" HDPE)(NW)
INVin=323.32 (12" HDPE)(S)
INVout=323.40 (18" HDPE)(NE)
SUMP=321.88

CB 20637
RIM=332.06
INVin=326.26 (12" HDPE)(SE)
INVin=326.24 (12" HDPE)(NE)
INVout=326.24 (12" HDPE)(SE)
SUMP=325.81

CB 20638
RIM=332.30
INVout=326.5± (12" HDPE)(NE)
[FULL OF SEDIMENT, INV APPROX.]

CB 20639
RIM=332.09
INVout=327.19 (12" HDPE)(SW)

CB 20640
RIM=329.19
INVin=321.75 (18" HDPE)(SW)
INVout=322.01 (18" HDPE)(NE)
SUMP=321.27

CB 20641
RIM=326.53
INVin=321.0± (18" HDPE)(SW)
INVout=321.0± (12" HDPE)(NE)
[FULL OF SEDIMENT, INV APPROX.]

CB 20642
RIM=324.27
INVout=320.10 (12" HDPE)(NE)

CB 20643
RIM=324.28
INVout=320.0± (12" HDPE)(NE)
[FULL OF SEDIMENT, INV APPROX.]

CB 20644
RIM=323.11
INVout=318.89 (12" HDPE)(NE)
SUMP=318.53

CB 20731
RIM=335.64
INVin=331.98 (15" RCP)(S)
INVout=330.05 (15" RCP)(N)

CB 20737
RIM=349.56
INVout=NOT VISIBLE
TOP OF PIPE=347.18

CB 20743
RIM=342.89
INVin=335.25 (18" RCP)(N)
INVin=335.19 (18" RCP)(S)
INVout=334.61 (38"± RCP)(NW)
SUMP=331.0

CB 20745
RIM=342.69
INVin=335.37 (18" RCP)(NE)
INVout=335.26 (18" RCP)(SW)
SUMP=331.8

CB 20758
RIM=346.76
COVER SEIZED SHUT

CB 20781
RIM=351.88
INVin=344.00 (18" RCP)(S)
INVout=343.42 (24" RCP)(W)
SUMP=340.9

CB 20787
RIM=349.79
INVin=344.07 (12" RCP)
INVout=343.95 (12" RCP)

CB 20789
RIM=349.67
INVout=344.68 (12" RCP)
SUMP=342.97

CB 20807
RIM=350.05
INVout=345.55 (12" RCP)(SW)
SUMP=342.6

CB 20820
RIM=348.92
INVout=343.76 (12" RCP)(SW)
SUMP=340.9

CB 20828
RIM=347.70
INVin=341.70 (12" RCP)(NE)
INVout=341.64 (12" RCP)(SW)
SUMP=338.75

CB 20849
RIM=349.59
INVin=342.24 (12" RCP)(NE)
INVout=342.11 (12" RCP)(SW)

CB 20878
RIM=349.56
INVin=344.13 (12" RCP)(NE)
INVout=343.86 (12" RCP)(W)
SUMP=340.84

CB 20879
RIM=349.43
INVout=344.17 (12" RCP)(SW)

CB 20890
RIM=347.23
INVout=NOT VISIBLE
WATER @ 341.68

CB 20897
RIM=346.08
INVout=341.28 (12" RCP)

CB 20906
RIM=346.45
INVin=341.09 (12" RCP)
INVout=341.09 (12" RCP)

CB 20915
RIM=346.82
INVin=339.63 (12" RCP)
INVout=339.67 (15" RCP)

CB 20921
RIM=346.36
INVout=340.1± (12" RCP)

CB 20973
RIM=346.51
INVout=337.03 (15" RCP)(NW)
SUMP=336.5±

CB 20983
RIM=345.67
INVin=338.64 (12" RCP)(NE)
INVout=338.81 (12" RCP)(NW)
SUMP=335.37

CB 21149
RIM=345.35
INVin=339.03 (12" RCP)(E)
INVout=339.05 (12" RCP)(W)
SUMP=336.17

CB 21164
RIM=345.12
INVout=337.32 (15" RCP)(NW)

CB 21177
RIM=343.44
INVin=333.85 (12" RCP)(NW)
INVout=333.54 (12" RCP)(NE)

CB 21319
RIM=350.36
INVout=344.95 (12" SSP)
SUMP=342.11

CB 21546
RIM=347.89
INVin=345.26 (6" PVC)
INVout=342.25 (12" RCP)
SUMP=338.94

CB 21635 **(MISSING LOCATION)**
RIM=349.70
INVin=340.43 (18" RCP)
INVout=340.32 (18" RCP)
SUMP=337.48

CB 21645
RIM=349.70
INVin=340.39 (12" RCP)(SW)
INVout=340.39 (12" RCP)(NE)

CB 21650
RIM=345.41
INVin=? (42" RCP)
INVin=335.49 (?)
INVout=326.16 (42" RCP)
SUMP=324.79

CB 21820
RIM=350.61
INVin=344.63 (12" RCP)
INVin=334.31 (12" SSP)
INVout=344.12 (15" RCP)
SUMP=340.69

CB 21822
RIM=350.82
INVin=248.19 (6" PVC)
INVout=344.76 (12" RCP)
SUMP=341.92

CB 21837
RIM=349.12
INVin=342.47 (15" SSP)
INVin=342.38 (15" RCP)
INVout=341.35 (18" RCP)
SUMP=337.96

CB 21885
RIM=330.34
INVout=325.58 (12" RCP)
SUMP=321.98

CB 21911
RIM=340.87
INVout=335.13 (12" RCP)
SUMP=331.64

CB 21913
(DOUBLE GRATE)
RIM=339.75 (339.75)
RIM=339.84 (339.84)
INVin=334.91 (12" RCP)
INVout=334.58 (24" RCP)
SUMP=331.13

CB 21981
RIM=339.61
INVout=334.41 (18" RCP)
SUMP=332.01

CB 21983
RIM=341.08
INVin=334.20 (18" RCP)
INVin=333.78 (24" RCP)
INVout=334.16 (15" RCP)
SUMP=331.96

CB 22098
RIM=345.16
INVin=339.92 (12" RCP)
SUMP=336.45

CB 22100
RIM=345.34
INVin=339.03 (12" RCP)
INVin=326.61 (42" RCP)
INVout=NOT VIS

CB 22103
(DOUBLE GRATE)
RIM=344.95
INVout=339.78 (15" RCP)
SUMP=336.08

CB 22105
RIM=345.27
INVin=339.06 (15" RCP)
INVin=339.26 (15" SSP)
INVin=337.51 (42" RCP)
INVout=NOT VIS

CB 22140
(DOUBLE GRATE)
RIM=348.72/348.76
INVin=339.02 (30" RCP)
INVout=339.02 (30" RCP)
SUMP=336.14

CB 22154
(DOUBLE GRATE)
RIM=348.39
INVin=337.84 (32" RCP)(NW)
INVout=337.72 (32" RCP)(SE)

CB 22168
RIM=348.81
INVin=337.51 (32" RCP)(NW)
INVout=337.51 (32" RCP)(SE)

CB 22284
RIM=347.79
INVin=3423.11 (12" RCP)(E)
INVin=333.55 (32" RCP)(S)
INVout=333.31 (32/48" RCP)(NE)

CB 22326
RIM=347.00
INVout=342.99 (12" RCP)
SUMP=341.37

CB 22347
(DOUBLE GRATE)
RIM=346.87
INVin=338.95 (12" RCP)
INVin=338.24 (30" RCP)
INVout=337.91 (30" RCP)

CB 22348
RIM=347.22
INVout=339.42 (12" RCP)
SUMP=338.05

CB 22361
(DOUBLE GRATE)
INVin=340.19 (12" RCP)
INVin=339.21 (24" RCP)
INVout=338.75 (30" RCP)
SUMP=338.75

CB 22363
RIM=346.74
INVout=340.29 (12" RCP)
SUMP=338.21

CB 22364
(DOUBLE GRATE)
INVin=340.79 (32" RCP)(NW)
INVin=339.53 (24" RCP)(N)
INVout=339.39 (24" RCP)(SE)
SUMP=336.79
(OUTLET FLOW BOTH DIRECTIONS]

CB 22370
(DOUBLE GRATE)
RIM=348.93
INVin=339.51 (32" RCP)(SE)
INVout=339.26 (32" RCP)(NW)
SUMP=338.78

CB 22387
(DOUBLE GRATE)
RIM=347.32
INVin=336.53 (32" RCP)(NW)
INVout=336.31 (32" RCP)(SE)

CB 22390
RIM=347.71
INVin=338.11 (15" RCP)(NE)
INVout=337.91 (15" RCP)(SW)

CB 22416
RIM=350.12
INVin=342.26 (12")(SE)
INVin=342.12 (18")(NE)
INVout=341.98 (18" RCP)(NW)
SUMP=341.14

CB 22494
RIM=349.68
INVout=345.00 (12" RCP)

CB 22548
RIM=350.20
INVin=342.65 (15" SSP)(NE)
INVin=340.62 (15" SSP)(NW)
INVout=340.05 (24" RCP)(S)
SUMP=338.28

CB 22577
RIM=350.33
INVin=342.75 (15")
INVout=342.71 (15" RCP)
SUMP=340.88

CB 22622
(DOUBLE GRATE)
RIM=348.99
INVin=339.28 (24" RCP)
INVin=337.34 (30" RCP)
INVin=? (15" RCP)
INVout=? (40" RCP)
SUMP=334.95

CB 22641
RIM=348.99
INVin=344.23 (12" RCP)(W)
INVout=344.16 (12" RCP)(E)
SUMP=337.39

CB 22679
RIM=347.531
INVin=341.30 (12" RCP)(NW)
INVin=341.29 (12" RCP)
INVout=341.24 (12" RCP)

CB 22721
RIM=348.81
INVin=342.69 (12" RCP)
INVout=342.63 (12" RCP)

CB 22834
RIM=350.23
INVin=341.89 (12" RCP)
INVout=341.77 (12" RCP)

CB 22962
RIM=347.36
INVin=336.88 (15" RCP)
INVout=336.70 (15" RCP)
SUMP=333.19

CB 23026
RIM=347.79
INVout=343.04 (12" RCP)(W)

CB 23030
RIM=346.45
INVout=341.45 (12" RCP)(E)

CB 23031
RIM=346.57
INVin=341.35 (12" RCP)(W)
INVin=335.35 (32" RCP)(S)
INVout=334.37 (32" RCP)(N)

CB 23043
RIM=346.07
INVout=342.31 (12" HDPE)(E)

CB 23547
RIM=340.09
INVout=334.71 (18" RCP)(N)
SUMP=332.71

CB 23558
RIM=339.02
INVout=333.84 (18" RCP)(SE)
SUMP=330.14

CB 23578
RIM=338.35
INVin=333.65 (18" RCP)(NW)
INVin=333.65 (18" RCP)(SE)
INVout=333.33 (18" RCP)(NW)
SUMP=331.43

CB 23579
RIM=338.64
INVout=333.71 (18" RCP)(NW)

CB 23940
RIM=349.66
INVout=344.36 (12" RCP)(E)
SUMP=342.0

CB 24181
RIM=348.26
INVin=343.36 (12" STEEL)(NW)
INVout=343.26 (12" RCP)(SE)
SUMP=339.86

CB 24480
RIM=347.75
(GRAVEL FILLED)

CB 24525
RIM=350.03
INVin=342.33 (12" SSP)
INVin=342.29 (15" RCP)
INVout=342.19 (15" RCP)
SUMP=340.17

CB 24540
RIM=349.88
INVout=341.92 (12" RCP)
SUMP=339.28

CB 24569
RIM=347.80
INVin=? (8" PVC)
INVout=343.40 (12" RCP)
SUMP=342.92

CB 24583
RIM=350.25
INVin=345.17 (12" DI)
INVout=344.99 (15" RCP)
SUMP=342.87

CB 25061
(DOUBLE GRATE)
RIM=345.19
INVin=338.19 (12" RCP)
INVin=(?) NOT MEASURABLE
INVin=333.83 (40" RCP)
INVout=333.83 (42" RCP)

CB 25063
(DOUBLE GRATE)
RIM=344.73
INVin=339.27 (18" RCP)
INVout=339.05 (18" RCP)
SUMP=338.10

CB 25065
(DOUBLE GRATE)
RIM=344.54
INVin=332.89 (42" RCP)
INVout=332.89 (42" RCP)

CB 25082
RIM=349.98
INVin=342.37 (12" SSP)
INVin=334.12 (42" RCP)
INVout=334.12 (42" RCP)
SUMP=333.11

CB 25085
RIM=349.38
INVin=343.65 (10" SPP)
INVin=334.77 (42" RCP)
INVin=342.71 (15" RCP)
SUMP=331.94

CB 25086
(DOUBLE GRATE)
RIM=247.50
INVin=335.16 (42" RCP)
INVout=335.52 (?)
SUMP=332.65

CB 25262
RIM=347.75
INVout=339.80 (12" RCP)
SUMP=336.14

CB 25656
(DOUBLE GRATE)
RIM=345.27
INVin=340.27 (12" HDPE)(NW)
INVin=335.14 (32" RCP)(SE)
INVout=335.04 (32" RCP)(N)

CB 25775
RIM=345.73
INVin=328.03 (42" RCP)(SW)
INVin=327.71 (30" RCP)(NE)
INVout=327.86 (48" RCP)(NW)

CB 25900
RIM=342.28
INVin=335.72 (12" RCP)(NW)
INVout=332.50 (12" RCP)(SE)

CB 25916
RIM=344.96
INVin=337.03 (15" RCP)(SE)
INVin=336.99 (15" RCP)(N)
INVout=332.42 (15" RCP)(SW)

CB 26116
RIM=344.79
INVin=339.04 (12" RCP)
INVin=339.06 (12" RCP)
INVin=329.77 (32" RCP)
INVout=329.83 (32" RCP)
SUMP=327.09

CB 26278
RIM=341.85
INVin=336.97 (15" RCP)
INVout=336.77 (15" RCP)
SUMP=333.32

CB 26286
RIM=341.61
INVin=336.61 (15" RCP)
INVout=336.61 (18" RCP)
SUMP=333.14

CB 26311
RIM=342.72
INVin=336.54 (18" RCP)
INVout=336.52 (18" RCP)
SUMP=331.10

CB 26548
RIM=349.47
INVout=343.31 (15" RCP)
SUMP=336.50

CB 26639
(DOUBLE GRATE)
RIM=345.48
INVout=339.53 (12" RCP)
SUMP=336.34

CB 26641
(DOUBLE GRATE)
RIM=344.95 (GRATE 1)
RIM=345.09 (GRATE 2)
INVout=339.12 (12" RCP)
SUMP=335.68

CB 26687
RIM=348.03
INVout=341.70 (12" RCP)

CB 26985
RIM=348.93
INVout=343.05 (12" RCP)

CB 27388
RIM=344.27
INVout=336.66 (12" RCP)(SE)

CB 27725
(DOUBLE GRATE)
RIM=348.53/348.58
INVin=335.89 (42" RCP)
INVout=335.69 (42" RCP)

CB 28125
RIM=341.58
INVin=333.08 (24" RCP)
INVin=325.50 (48" RCP)
INVout=323.96 (?)

CB 28405
RIM=347.35
INVout=341.98 (12" RCP)(SW)

CB 28416
RIM=349.10
INVout=342.63 (12" RCP)(SW)

CB 28589
RIM=350.20
INVin=343.56 (12" RCP)
INVout=343.18 (18" RCP)
SUMP=341.42

CB 29307
RIM=341.45
INVin=336.05 (18" RCP)(E)
INVin=335.01 (18" RCP)(S)
INVout=335.37 (18" RCP)
SUMP=334.4

SEWER STRUCTURE TABLE

DMH 1
RIM=341.8
INVin=336.2 (18" RCP)(SW)
INVin=335.5 (18" RCP)(NE)
INVin=326.3 (66" RCP)(NW)
INVout=326.3 (66" RCP)(SE)

DMH 20747
RIM=343.47
INVin=336.63 (18" RCP)(S)
INVin=336.61 (18" RCP)(SE)
INVout=336.45 (18" RCP)(NW)

DMH 20821
RIM=348.79
INVin=343.69 (12" RCP)(NE)
INVin=340.58 (30" RCP)(E)
INVout=340.47 (30" RCP)(W)

DMH 20829
(6' DIAM)
RIM=347.90
INVin=341.38 (12" RCP)(NE)
INVin=340.60 (24" RCP)(S)
INVin=340.15 (30" RCP)(SE)
INVout=339.66 (36" RCP)(NW)
[INVs FROM RECORD PLANS]

DMH 20866
(8' DIAM)
RIM=351.90
INVin=337.1 (36" RCP)(SW)
INVin=336.2 (48" RCP)(SE)
INVout=336.1 (48" RCP)(NW)
[INVs FROM RECORD PLANS]

DMH 20914
(8' DIAM)
RIM=346.82
INVin=335.91 (12" RCP)(E)
INVin=332.95 (12" RCP)(SE)
INVin=333.3 (48" RCP)(SW)
INVout=333.2 (48" RCP)(NW)

DMH 20922
RIM=346.79
INVin=335.10 (12" RCP)(N)
INVin=340.99 (12" RCP)(E)
INVin=335.31 (15" RCP)(SE)
INVout=334.96 (15" RCP)(SW)

DMH 21019
RIM=347.47
INVin=NOT VIS (SE)
INVin=NOT VIS (NW)
INVin=328.36 (66" RCP)(SW)
INVout=328.36 (66" RCP)(NE)

DMH 21150
RIM=345.56
INVin=339.22 (12" RCP)(E)
INVout=339.22 (12" RCP)(SW)
SUMP=335.8±

DMH 21161
(10' DIAM. FROM RECORDS)
RIM=346.12
INVin=338.68 (12" RCP)(S)
INVin=NOT VIS (NE)
INVin=328.1 INVin=328.1 (SW)(SW)
INVout=328.1 (66" RCP)(SE)

DMH 21775
RIM=349.40
INVin=XXX (SW)
INVin=342.22 (15" RCP)(NW)
INVout=341.71 (15" RCP)(NE)

DMH 21783
RIM=350.08
INVin=342.34 (SW)
INVin=341.88 (SE)
INVout=342.07 (12" RCP)(NE)

DMH 21912
RIM=340.2
INVin=335.12 (12" RCP)(NE)
INVin=334.75 (15" RCP)(SW)
INVin=325.37 (66" RCP)(NW)
INVout=325.37 (66" RCP)(SE)

DMH 22426
RIM=349.52
INVin=343.52 (15" RCP)(NE)
INVin=343.52 (15" RCP)(E)
INVout=343.42 (15" RCP)(SW)

DMH 22495
RIM=350.75
INVin=343.59 (12")(SE)
INVin=343.40 (12")(NE)
INVin=332.04 (32/48" RCP)(SW)
INVin=344.5± (12" RCP)(W)
INVout=331.68 (32/48" RCP)(N)

DMH 22636
RIM=349.36
INVin=342.50 (15" D.I.)(N)
INVin=342.08 (12" RCP)(SW)
INVin=336.15 (42" RCP)(W)
INVout=336.15 (42" RCP)(E)
[INVs FROM RECORD PLANS]

DMH 22640
RIM=349.20
INVin=344.05 (12" RCP)(W)
INVin=342.70 (15" RCP)(S)
INVin=342.3 (12" RCP)(SW)
INVout=342.3 (12" RCP)(NE)
[INVs FROM RECORD PLANS]

DMH 24481
RIM=349.00
[UNABLE TO OPEN]

DMH 22998
RIM=348.78
INVin=342.60 (12")(S)
INVin=341.09 (12" RCP)(SE)
INVout=3340.52 (12" RCP)(SW)

DMH 23062
(8' DIAM)
RIM=347.53
INVin=334.8 (15" RCP)(NE)
INVin=334.4 (15" RCP)(SW)
INVin=332.2 (48" RCP)(SE)
INVout=332.2 (48" RCP)(NW)

DMH 23064
(8' DIAM)
RIM=349.81
INVin=331.7 (48" RCP)(SW)
INVin=330.5 (48" RCP)(SE)
INVout=329.8 (48" RCP)(NE)
[INVs FROM RECORD PLANS]

DMH 23106
(8' DIAM)
RIM=349.67
INVin=343.9 (12" RCP)(E)
INVin=337.1 (36" RCP)(SW)
INVin=335.55 (48" RCP)(SE)
INVout=335.45 (48" RCP)(NW)
[INVs FROM RECORD PLANS]

DMH 23114
(8' DIAM)
RIM=349.89
INVin=341.85 (12" RCP)(NE)
INVin=338.58 (30" RCP)(SE)
INVin=337.84 (36" RCP)(SW)
INVout=337.08 (48" RCP)(NW)
[INVs FROM RECORD PLANS]

DMH 23133
RIM=349.94
INVin=345.32 (12" RCP)(NE
INVin=341.41 (24" RCP)(S))
INVin=341.27 (24" RCP)(E)
INVout=340.94 (30" RCP)(W)

DMH 23574
RIM=339.33
INVout=328.91 (30" RCP)(SE)

DMH 23576
RIM=339.27
[WATER @ 335.69]

DMH 23577
RIM=339.32
[WATER @ 335.68]

DMH 24481
RIM=350.64
[UNABLE TO OPEN]

DMH 24568
RIM=348.98
INVin=343.17 (SE)
INVin=343.27 (SW)
INVout=343.04 (NW)

DMH 24728
RIM=347.39
INVin=333.97 (12" RCP)(SW)
INVin=326.74 (66" RCP)(NW)
INVout=326.75 (66" RCP)(SE)

DMH 25038
RIM=349.48
INVin=341.10 (12" RCP)(SW)
INVin=341.08 (12" RCP)(NW)
INVin=341.04 (12" RCP)(W)
INVout=340.74 (18" RCP)(NE)

DMH 25305
(8' DIAM)
RIM=347.99
INVin=342.3 (12" RCP)(NE)
INVin=339.8 (18" RCP)(SW)
INVin=334.4 (48" RCP)(SE)
INVout=334.3 (48" RCP)(NW)
[INVs FROM RECORD PLANS]

DMH 26313
RIM=347.34
INVin=340.38 (18" RCP)(S)
INVout=339.13 (18" RCP)(E)

DMH 28510
RIM=349.40
INVin=344.72 (6" STEEL)(W)
INVin=344.15 (10" STEEL)(S)
INVout=343.83 (12" STEEL)(N)

DMH 29274
RIM=323.68
INVin=NOT VISIBLE (NW)
INVin=314.24 (72" CMP)(SW)
INVout=NOT VISIBLE (SE)
INVout=314.02 (72" RCP)(N)

SMH 10425
RIM=350.39
INVin=340.13 (6")(NE)
INVout=340.03 (6")(W)

SMH 20645
RIM=327.24
INVin=321.58 (8" PVC)
INVout=321.48 (8" PVC)
[SOLID PIPE THROUGH STRUCTURE
W/ APPARENT CLEANOUT]

SMH 21121
RIM=323.32
INVin=314.36 (12" PVC)(NW)
INVin=314.30 (12" PVC)(SW)
INVout=314.26 (12" PVC)(S)

SMH 21126
RIM=336.46
INVin=323.76 (12" PVC)(SW)
INVout=323.48 (12" PVC)(E)

SMH 21556
RIM=350.32
INVin=340.87 (SW)
INVout=340.74 (8" PVC)(NE)

SMH 21813
RIM=348.84
INVin=340.32 (8" PVC)(SE)
INVin=340.21 (8" PVC)(S)
INVin=340.21 (8" PVC)(W)
INVout=340.05 (8" PVC)(NW)

SMH 21824
RIM=351.38
INVin=347.39 (SW)
INVin=347.39 (SW)
INVout=347.51 (NE)

SMH 21825
RIM=350.15
INVout=NOT VISIBLE

SMH 21826
RIM=350.01
INVout=340.85 (8" PVC)(NE)

SMH 21883
RIM=340.73
FLOODED - FM PASS THROUGH

SMH 21884
RIM=340.39
INVin=329.7± (8" PVC)(SE)
INVin=325.19 (8" DROP INV)(SE)
INVin=324.39 (12" PVC)(NW)
INVout=324.35 (12" PVC)(NE)

SMH 22043
RIM=349.68
INVin=338.41 (6" PVC)(SW)
INVout=338.20 (8" PVC)(NW)

SMH 22062
RIM=343.36
INVin=331.42 (8" PVC)(SW)
INVin=331.28 (8" PVC)(SE)
INVout=331.24 (8" PVC)(NW)

SMH 22101
RIM=345.26
INVin=332.38 (8" PVC)(SW)
INVin=332.29 (8" PVC)(SE)
INVout=332.24 (8" PVC)(NW)

SMH 22111
RIM=349.40
RIM BONDED SHUT

SMH 22415
RIM=350.74
INVin=342.37 (8" PVC)(NE)
INVout=342.32 (8" PVC)(NW)

SMH 22429
RIM=349.09
INVin=340.94 (12" PVC)(NE)
INVin=340.93 (8" PVC)(SE)
INVout=340.80 (12" PVC)(SW)

SMH 22496
RIM=350.08
INVin=342.16 (12" PVC)(NE)
INVout=342.00 (12" PVC)(SE)

SMH 22496
RIM=351.89
INVin=344.21 (NE)
INVin=344.02 (SE)
INVin=344.18 (S)
INVout=342.70 (12" PVC)(SW)

SMH 22518
RIM=349.69
INVin=342.09 (6" STEEL)(NW)
INVin=341.99 (8" PVC)(NE)
INVout=341.79 (12" PVC)(SE)

SMH 22550
RIM=350.66
INVin=342.36 (6" STEEL)(NE)
INVout=342.26 (8" PVC)(SW)

SMH 22584
RIM=350.90
INVin=340.95 (6" PVC)(NE)
INVout=340.90 (8" PVC)(SW)
[INVs FROM RECORD PLANS]

SMH 22628
RIM=351.20
INVin=337.6 (8" PVC)(SW)
INVout=337.5 (8" PVC)(E)
[INVs FROM RECORD PLANS]

SMH 23097
RIM=347.41
INVin=338.29 (12" PVC)(NE)
INVin=338.04 (8" PVC)(SE)
INVin=338.12 (8" PVC)(SW)
INVout=338.72 (10" PVC)(NW)
[NEED TO CONFIRM INVERT OUT]

SMH 23268
RIM=349.51
INVin=339.81 (8" PVC)(N)
INVin=339.71 (12" PVC)(NW)
INVout=339.61 (12" PVC)(SE)

SMH 23831
RIM=349.52
INVin=339.2 (8" PVC)(NW)
INVin=339.1 (8" PVC)(NE)
INVout=339.0 (8" PVC)(SE)
[INVs FROM RECORD PLANS]

SMH 24389
RIM=349.88
INVin=337.1 (8" PVC)(W)
INVout=337.0 (8" PVC)(N)
[INVs FROM RECORD PLANS]

SMH 24426
RIM=350.76
WATER @ 343.26
INVin=336.1 (8" PVC)(S)*
INVout=336.1 (8" PVC)(N)*
[*=INVs FROM RECORD PLANS]

SMH 24444
RIM=350.95
INVin=344.31 (6" PVC)(W)
WATER @ 343.25
INVin=336.0 (8" PVC)(S)*
INVout=336.0 (8" PVC)(N)*
[*=INVs FROM RECORD PLANS]

SMH 24736
RIM=344.50
INV=333.9± (12" FM)(NW/SE)
[WATER @ 337.0]

SMH 24644
RIM=348.41
INVin=342.14 (SW)
INVout=341.97 (8" PVC)(NW)

SMH 25037
RIM=350.35
INVin=337.40 (6" D.I.)(SW)
INVout=337.25 (8" PVC)(E)
[INVs FROM RECORD PLANS]

SMH 25039
RIM=348.96
INVin=334.56 (6" PVC)(S)
INVin=334.56 (8" PVC)(SE)
INVin=334.49 (8" PVC)(SW)
INVout=334.45 (8" PVC)(NE)
[INVs FROM RECORD PLANS]

SMH 25060
RIM=346.39
INVin=333.43 (8" PVC)(NE)
INVin=333.43 (8" PVC)(SW)
INVout=333.37 (8" PVC)(NW)

SMH 26149
RIM=342.32
INVin=334.7± (8" PVC)(SW)
INVin=326.3± (8" DROP INV)(SW)
INVin=325.62 (12" PVC)(NW)
INVout=325.50 (12" PVC)(SE)

SMH 26304
RIM=346.01
INVin=336.69 (8" PVC)(SE)
INVin=336.60 (8" PVC)(SW)
INVout=336.42 (12" PVC)(NE)

SMH 28196
RIM=329.53
INVin=314.33 (12" PVC)(SE)
INVout=314.31 (12" PVC)(N)

SMH 28292
RIM=347.50
INVin=322.88 (12" PVC)(NW)
INVout=322.83 (12" PVC)(SE)

SMH 28327
RIM=325.76
INVin=315.78 (12" PVC)(NE)
INVout=315.66 (12" PVC)(SW)

SMH 28344
RIM=325.88
INVin=315.18 (12" PVC)(NE)
INVout=315.08 (12" PVC)(NW)

SMH 28627
RIM=349.63
INVin=338.73 (8" STUB)(E)
INVin=334.65 (8" PVC)(E)(DROP)
INVout=334.69 (8" PVC)(SE)
INVout=334.52 (8" PVC)(N)
[INVs FROM RECORD PLANS]

Design: WGM	Draft: MJS	Date: 3/16/23	
Checked: WGM	Scale: AS NOTED	Project No.: 23031	
Drawing Name: 23031-EX-CONDITIONS.dwg			

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NEW HAMPSHIRE — No. 1030 — MATTHEW J. SALVUCCI — LICENSED LAND SURVEYOR
SIGNATURE

REV.	DATE	REVISION	BY
1	4/14/26	ISSUED FOR NEW CDP APPLICATION	ISM
0	6/14/24	ISSUED FOR REVIEW	ISM

Designed and Produced in NH
Jones & Beach Engineers, Inc.
85 Portsmouth Ave.
PO Box 219
Stratham, NH 03885
Civil Engineering Services
603-772-4746
FAX: 603-772-0227
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: UTILITY STRUCTURE TABLES
Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON ROAD, D'AMANTE DRIVE & SHEEP DAVIS ROAD, CONCORD, NH
Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD,LLC
200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
C1.8
SHEET 11 OF 29
JBE PROJECT NO. 23031

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 feet

LOUDON ROAD
NH ROUTE 9

TAX MAP 611Z LOT 41
MH CONCORD LLC
124 W 36TH ST, RM 401
NEW YORK, NY 10018
AREA PRIOR TO ADJUSTMENT= 45,942 SQ.FT. (1.05 AC)
AREA AFTER ADJUSTMENT= 53,303 SQ.FT. (1.22 AC)

TAX MAP 611Z LOT 36
CARRIER PLACE LLC
41 CHITTENDEN LN
COHASSET, MA 02025
BK 3758 PG 1141

TAX MAP 611Z LOT 38-2
DUNDEE INVESTMENT ASSOCIATES LLC
PO BOX 1750
CONCORD, NH 03302-1750
BK 3584 PG 2371
PLAN 201800001652

TAX MAP 611Z LOT 38
ALDI INC (CONNECTICUT)
ATTN: DIRECTOR OF REAL ESTATE
295 RYE STREET
SOUTH WINDSOR, CT 06074-1219
BK 3584 PG 2379
PLAN 201800001652

TAX MAP 611Z LOT 42
CONCORD D'AMANTE LLC
1401 BROAD ST
CLIFTON, NJ 07013
BK 3775 PG 2015

TAX MAP 611Z LOT 39
AREA PRIOR TO ADJUSTMENT= 396,960 SQ.FT. 9.11 AC
AREA AFTER ADJUSTMENT= 374,540 SQ.FT. 8.60 AC

TAX MAP 611Z LOT 39-1
AREA= 39,144 SQ.FT. 0.90 AC

TAX MAP 611Z LOT 40
AREA PRIOR TO ADJUSTMENT= 2,186,385 SQ.FT. 50.19 AC
AREA AFTER ADJUSTMENT= 798,598 SQ.FT. 18.33 AC

TAX MAP 611Z LOT 40-1
1,359,107, SQ.FT. 31.20 AC

TAX MAP 611Z, LOT 40
ONYX STEEPLEGATE CONCORD LLC
200 RESERVOIR RD, STE. 306
NEEDHAM, MA 02494-3146
BK 3839 PG 2935

TAX MAP 611Z LOT 39
ONYX REGAL CONCORD LLC
200 RESERVOIR RD, STE. 306
NEEDHAM, MA 02494-3146
BK 3829 PG 0400

TAX MAP 46Z LOT 58
THOMAS CUSANO
THE STOVE BARN
249 LOUDON RD
CONCORD, NH 03301
BK 2401
PG 1220

TAX MAP 614Z LOT 67
HOME DEPOT USA INC #3485
PO BOX 105842
ATLANTA, GA 30348
BK 2076 PG 1237

D'AMANTE DRIVE

APPLEBEE'S

PROPOSED WHOLESALE RETAIL

PROPOSED RETAIL

PROPOSED SIDEWALK EASEMENT TO BENEFIT THE CITY OF CONCORD 5,135± SQ.FT.

PROPOSED SIDEWALK EASEMENT TO BENEFIT THE CITY OF CONCORD 1,268± SQ.FT.

PROPOSED SIDEWALK EASEMENT TO BENEFIT THE CITY OF CONCORD 821± SQ.FT.

PROPOSED SIDEWALK EASEMENT TO BENEFIT THE CITY OF CONCORD 6,876± SQ.FT.

PROPOSED SIGN & LANDSCAPE EASEMENT TO BENEFIT OF LOT 40 AREA = 7,254 SQ.FT.

RIGHT OF WAY EASEMENT TO CITY OF CONCORD BOOK 3461 PAGE 1366

PROPOSED SIDEWALK EASEMENT TO BENEFIT THE CITY OF CONCORD 1,402± SQ.FT.

PROPOSED ACCESS EASEMENT #1 (TO BENEFIT OF LOTS 41 AND 40-1) AREA = 46,015± SQ.FT.

PROPOSED ACCESS EASEMENT #2 (TO BENEFIT OF LOTS 41 AND 40-1) AREA = 45,604± SQ.FT.

PROPOSED ACCESS EASEMENT TO BENEFIT OF LOT 39-1 AREA = 19,387 SQ.FT.

25' SETBACK
25' BUILDING SETBACK
50' WETLAND BUFFER

MAG NAIL SET 5/2/23
IR FND LLS 704 0.5' DOWN 6.10 FROM ROW
6"x6" BND FND GRANITE 0.3 EXPOSED HOLDEN SURVEY
4"x4" BND FND GRANITE IN SIDEWALK
4"x4" BND FND GRANITE 0.6' DOWN TOP BROKEN OFF
4"x4" BND FND CONCRETE 0.1' EXPOSED
4"x4" BND FND GRANITE FLUSH
4"x4" BND FND GRANITE 0.1' DOWN
4"x4" BND FND CONCRETE 0.1' DOWN
4"x4" BND FND GRANITE 0.3' DOWN
RAILROAD SPIKE FND
2" IP FND 0.3' DOWN
2" IP FND FLUSH
BND FND STONE WITH DH 0.2' EXPOSED

PROPOSED RETAIL
EXISTING LOT LINE TO BE ABANDONED

(SEE SHEET S1.2)

STATE PLANE

MAP 462
NRFC CONCORD
C/O NOF
REALTY
590 MADISO
NEW YORK, N
BK 2948
PLAN

Design: ISM	Draft: GDR
Checked: WGM	Scale: AS NOTED
Drawing Name: 23031-SUBDIVISION.dwg	Date: 04/07/26 Project No.: 23031

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REV.	DATE	REVISION	BY
0	-	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: SUBDIVISION PLAN - WEST
Project: "STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH
Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC & ONYX TD CONCORD, LLC 200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
S1.1
SHEET 12 OF 31
JBE PROJECT NO. 23031

PROPOSED RETAIL

PROPOSED TAX MAP 611Z LOT 40-1

PROPOSED TAX MAP 611Z LOT 40

(SEE SHEET S1.1)

L=34.03'
R=22.00'
Δ=88°38'21"
N 79°16'17" E
C=30.74'

N 56°24'33" W 396.83'

N 50°48'44" W 196.07'

N 34°57'06" E 69.16'

N 46°15'42" E 61.19'

11.95'

22.5' 22.5'

N 34°57'06" E 62.01'

N 34°57'06" E 118.95'

N 29°57'06" E 169.80'

L=98.17'
R=1125.00'
Δ=5°00'00"
N 32°27'06" E
C=98.14'

L=105.04'
R=1225.00'
Δ=4°54'47"
S 32°24'30" W
C=105.01'

N 34°51'53" E 321.87'

L=39.27'
R=25.00'
Δ=90°00'00"
S 10°08'07" E
C=35.36'

55'

N 55°08'07" W 810.62'

50'

N 34°51'53" E 346.87'

N 29°57'06" E 169.80'

55'

N 34°57'06" E 245.59'

PROPOSED ACCESS EASEMENT #2
(TO BENEFIT LOTS 40 & 40-1)
184,483± SQ.FT.

L=102.54'
R=1175.00'
Δ=5°00'00"
S 32°27'06" W
C=102.51'

L=100.76'
R=1175.00'
Δ=4°54'47"
N 32°24'30" E
C=100.73'

PROPOSED SIDEWALK EASEMENT TO BENEFIT THE CITY OF CONCORD
8,228± SQ.FT.

95.58'

4"x4" BND FND
GRANITE
0.2' DOWN

PROPOSED RESIDENTIAL & COMMERCIAL
(170 RES. UNITS)
10,000 SQ.FT. COMMERCIAL

PROPOSED RESIDENTIAL
(310 RES. UNITS)

S 55°08'07" E 366.76'

IR FND
LLS 704
0.3' DOWN

TAX MAP 614Z LOT 68
VENEZIA REALTY ASSOC. LLC
PO BOX 1750
CONCORD, NH 03302
BK 2134 PG 0958

D'AMANTE DRIVE

PROPOSED TAX MAP 611Z LOT 40-1
1,359,107, SQ.FT.
31.20 AC

L=409.89'
R=767.00'
Δ=30°37'09"
S 71°43'07" E
C=405.03'

EXISTING RETAIL
35,000 SQ.FT.

L=70.82'
R=202.00'
Δ=20°05'13"
N 45°05'30" W
C=70.46'

S 35°02'54" E 41.66'

N 52°02'42" W 182.56'

S 05°27'56" W 31.93'

S 16°58'14" W 180.00'

S 30°28'52" W 80.65'

GB TBS

S 15°56'53" W 90.44'

S 72°12'02" E 38.65'

EXISTING EVENT/
RECREATION USE
35,190 SQ.FT.

4"x4" BND FND
0.2' DOWN

N 87°01'42" W 204.35'

25' BUILDING SETBACK

75.07' RESIDENTIAL SETBACK

RAILROAD SPIKE FND

TAX MAP 61Z LOT 8
DEER STREET ASSOCIATES
157 DEER ST
PORTSMOUTH, NH 03801
BK 3775 PG 1531

TAX MAP 611Z LOT 9
ONYX TD CONCORD, LLC
220 RESERVOIR STREET
SUITE 3
NEEDHAM, MA 02494

AREA PRIOR TO ADJUSTMENT=
24,202 SQ.FT. (0.56 AC)

AREA AFTER ADJUSTMENT=
28,898 SQ.FT. (0.66 AC)

TD BANK

S 72°12'02" E 187.55'

S 60°02'54" W 160.00'

N 60°02'54" E 130.00'

92.5'

L=52.04'
R=35.00'
Δ=85°11'07"
N 17°27'20" W
C=47.37'

GB TBS

GB TBS

GB TBS

L=60.61'
R=45.00'
Δ=77°10'03"
N 52°57'07" E
C=56.13'

L=455.87'
R=2914.79'
Δ=8°57'40"
N 18°50'56" E
C=455.41'

N 88°37'51" W 201.34'

25' BUILDING SETBACK

SHEEP DAVIS ROAD
NH ROUTE 106

PROPOSED SIDEWALK EASEMENT TO BENEFIT THE CITY OF CONCORD
3,727± SQ.FT.

PROPOSED SIDEWALK EASEMENT TO BENEFIT THE CITY OF CONCORD
1,454± SQ.FT.

MAGNETIC DETECTION UNDER PAVEMENT

L=403.33'
R=2914.79'
Δ=7°55'42"
N 29°15'17" E
C=403.01'

GATEWAY PERF (WP)

RESIDENTIAL DISTRICT (HO)

25' BUILDING SETBACK

PROPOSED SIDEWALK EASEMENT TO BENEFIT THE CITY OF CONCORD
3,567± SQ.FT.

PROPOSED RESIDENTIAL
(120 RES. UNITS)
L=250.66'
R=2924.79'
Δ=4°54'38"
S 30°45'49" W
C=250.59'

L=47.98'
R=30.00'
Δ=91°38'36"
S 74°07'48" W
C=43.03'

75' RESIDENTIAL SETBACK

10.00'

N 33°13'08" E 106.35'

N 33°13'08" E 106.48'

1.5" IP FND
FLUSH

4"x4" BND FND
CONCRETE
0.3' DOWN

4" IP FND
4.0' EXPOSED
LEANING

N 64°34'49" E 118.63'

N 57°22'40" W 107.96'

N 55°50'40" W 35.29'

IR FND
LLS 704
0.2' DOWN

4"x4" BND FND
GRANITE
0.2' DOWN

6"x6" BND FND
CONCRETE
MARKED "NHHD"
0.4' EXPOSED

TAX MAP 61Z LOT 14
THOMAS E. GRAHAM IRREVOCABLE
TRUST & ELEANOR C.
GRAHAM IRREVOCABLE TRUST
274 SHEEP DAVIS RD
CONCORD, NH 03301
BK 2045 PG 1881

N 52°35'38" W 115.00'

N 00°32'48" W 221.03'

N 53°31'49" W 165.00'

S 82°08'56" W 507.92'

TAX MAP 61Z LOT 11
CITY OF CONCORD
41 GREEN ST
CONCORD, NH 03301
BK 2206 PG 76

J/B

STATE PLANE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 feet

Design: ISM	Draft: GDR	Date: 04/07/26
Checked: WGM	Scale: AS NOTED	Project No.: 23031
Drawing Name: 23031-SUBDIVISION.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	-	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: SUBDIVISION PLAN - EAST

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC & ONYX TD CONCORD, LLC
200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.
S1.2
SHEET 13 OF 31
JBE PROJECT NO. 23031

LEGEND

PROPERTY LINE	
ABUTTER PROPERTY LINE	
BUILDING SETBACK	
SURVEY TIE LINES	
EDGE OF PAVEMENT	
EDGE OF GRAVEL	
OHE	OVERHEAD ELECTRIC LINES
D	DRAIN LINE
	CATCH BASIN
	DRAIN MANHOLE
W	WATER LINE
WV	HYDRANT
	WATER GATE VALVE
	WATER SHUTOFF
	FIRE DEPARTMENT CONNECTION
S	SEWER LINE
	SEWER MANHOLE
	BOLLARD
	UTILITY POLE
	GUY WIRE ANCHOR
	UTILITY SUPPORT POLE
	ELECTRIC METER
G	GAS LINE
GV	GAS GATE VALVE
	GAS METER
IP	IRON PIPE
IR	IRON ROD
DH	DRILL HOLE
BND	BOUND

PLAN REFERENCES (REGAL CINEMAS LOT):

1. "SUBDIVISION & CONSOLIDATION PLAN PREPARED FOR ARMANTE R. & IDA P. D'AMANTE AND TRIANGLE PARK ASSOCIATES." DATED MARCH 1, 1988. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 10774.
2. "PRIVATE EASEMENT PREPARED FOR ARMANTE R. & IDA P. D'AMANTE." DATED NOVEMBER 11, 1988. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 10782.
3. "CONSOLIDATION & SUBDIVISION PLAN PREPARED FOR HOMART DEVELOPMENT CO." DATED MARCH 8, 1990. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 11721.
4. "SUBDIVISION BY LEASE, STEEPLEGATE MALL, PREPARED FOR PUB VENTURES OF NEW ENGLAND, INC. RECORD OWNER: HOMART DEVELOPMENT CO." DATED JULY 14, 1992. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 12730.
5. "CONDOMINIUM SITE PLAN OF THE STEEPLEGATE MALL, CONCORD, NH." DATED JUNE 2016. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, LLC. M.C.R.D. 201600014921.
6. "BOUNDARY PLAN, CANAD CINEMAS, CONCORD, NH." DATED MARCH 13, 1996. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 13576.
7. "PLAN OF LAND, J + F MACEACHRAN, CONCORD, NH. DATED OCTOBER 1939. PREPARED BY R. A. FOSTER. M.C.R.C. 906.
8. "EIGHT TRACTS OF LAND ON THE CONCORD PLAINS, PROPERTY OF ARMANTE R. D'AMANTE, CONCORD, N.H." DATED AUGUST 13, 1957. M.C.R.C. 1943.
9. "SURVEY OF THE LAND OF KENNETH H. & MIRIAM A. TILTON, CONCORD, N.H." DATED JANUARY 12, 1987. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 10411.
10. "SUBDIVISION PLAN, PREPARED FOR HODGES DEVELOPMENT CORPORATION." DATED NOVEMBER 16, 1988. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 10840.
11. "IMPROVEMENTS PLAN OF LAND PREPARED FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, CONCORD, N.H." DATED DECEMBER 9, 1991. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 12299.
12. "SUBDIVISION BY LEASE, STEEPLEGATE MALL, PREPARED FOR CONCORD SAVINGS BANK, RECORD OWNER HOMART DEVELOPMENT CO." DATED OCTOBER 18, 1993. PREPARED BY ALAN H. SWANSON, INC. M.C.R.D. 12936.
13. "TRACT NO. 4182–G, REAL ESTATE LIMITED PARTNERSHIP, CONCORD, N.H." DATED JANUARY 1982. PREPARED BY ERNEST E. VEINOTTE. M.C.R.D. 13577.
14. "STORM DRAINAGE AREA / EXISTING WETLAND AREA PLAN." DATED JULY 14, 1992. PREPARED BY ALAN H. SWANSON, INC. M.C.R.D. 14513.
15. "ALTA / ASCM LAND TITLE SURVEY, STEEPLEGATE MALL, CONCORD, NH." DATED JUNE 25, 2004. PREPARED BY HSI HAYNER/SWANSON, INC. NOT RECORDED.
16. "TRACTS OF LAND ON THE CONCORD PLAINS, ARMANTE R. D'AMANTE." DATED APRIL 10, 1957. PREPARED BY E. N. ROBERTS. CITY OF CONCORD PLAN NO. 586_1.
17. "PROPOSED MINOR SUBDIVISION, ARMANTE R. & IDA P. D'AMANTE. CONCORD, N.H." DATED JULY 26, 1972. PREPARED BY THOMAS F. MORAN INC. CITY OF CONCORD PLAN NO. 586_2.
18. CONSOLIDATION AND SUBDIVISION PLAN FOR THE ROUSE COMPANY." DATED MAY 15, 1979. PREPARED BY ALAN H. SWANSON, INC. CITY OF CONCORD PLAN NOs. 1045_1 & 1045_2.
19. "MASTER PLAN, LOUDON ROAD, CONCORD, N.H., PREPARED FOR MICRO BUSINESS SOFTWARE, INC." DATED MAY 13, 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_1.
20. "SITE PLAN, LOUDON ROAD, CONCORD, N.H., PREPARED FOR MICRO BUSINESS SOFTWARE, INC." DATED JUNE 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_2.
21. "SITE PLAN PHASE I, LOUDON ROAD, CONCORD, N.H., PREPARED FOR REALWORLD" DATED NOVEMBER 18, 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_3.
22. "CONCEPTUAL SITE MASTER PLAN, LOUDON ROAD, CONCORD, N.H., PREPARED REALWORLD" DATED NOVEMBER 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_4.
23. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID PROJECT NO. U–40 (7) P–2055 CENTRAL ROAD. DATED JUNE 28, 1945. ON FILE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

NOTES (REGAL CINEMAS LOT):

1. TOTAL EXISTING PARCEL AREA = 396,960 SQ. FT. OR 9.113 ACRES.
2. ZONING DISTRICT: GWP – GATEWAY PERFORMANCE DISTRICT
3. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33013C0551E, WITH EFFECTIVE DATE OF APRIL 19, 2010, FOR COMMUNITY PANEL NO. 551 OF 705, IN MERRIMACK COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
4. BASIS OF BEARING: HORIZONTAL – NH STATE PLANE. VERTICAL – NAVD88.
5. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
6. ALL BOOK AND PAGE NUMBERS REFER TO THE MERRIMACK COUNTY REGISTRY OF DEEDS.

NOTES (STEEPLEGATE MALL LOT):

1. TOTAL PARCEL AREA = 2,186,385 SQ. FT. OR 50.192 ACRES.
2. ZONING DISTRICT: GWP – GATEWAY PERFORMANCE DISTRICT
3. THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE, AND PLANS OF RECORD. LOCATIONS SHOULD BE CONSIDERED APPROXIMATE ONLY. NO SUBSURFACE INVESTIGATION OF UTILITIES WAS PERFORMED. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG–SAFE AT 1–888–DIG–SAFE.
4. THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33013C0551E, WITH EFFECTIVE DATE OF APRIL 19, 2010, FOR COMMUNITY PANEL NO. 551 OF 705, IN MERRIMACK COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. BASIS OF BEARING: HORIZONTAL – NH STATE PLANE. VERTICAL – NAVD88.
6. CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
7. ALL BOOK AND PAGE NUMBERS REFER TO THE MERRIMACK COUNTY REGISTRY OF DEEDS.
8. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE CITY OF CONCORD TAX RECORDS AND ARE SUBJECT TO CHANGE.
9. RESEARCH WAS PERFORMED AT THE CITY OF CONCORD ENGINEER'S OFFICE, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE MERRIMACK COUNTY REGISTRY OF DEEDS.
10. THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
11. ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
12. SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
13. THE PROPERTY SURVEYED IS NOT WITHIN A WELLHEAD PROTECTION AREA, AS DEFINED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES, AND THERE ARE NO KNOWN PUBLIC WATER SUPPLY WELLS ON SITE.

PLAN REFERENCES (STEEPLEGATE MALL LOT):

1. "SUBDIVISION & CONSOLIDATION PLAN PREPARED FOR ARMANTE R. & IDA P. D'AMANTE AND TRIANGLE PARK ASSOCIATES." DATED MARCH 1, 1988. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 10774.
2. "PRIVATE EASEMENT PREPARED FOR ARMANTE R. & IDA P. D'AMANTE." DATED NOVEMBER 11, 1988. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 10782.
3. "CONSOLIDATION & SUBDIVISION PLAN PREPARED FOR HOMART DEVELOPMENT CO." DATED MARCH 8, 1990. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 11721.
4. "SUBDIVISION BY LEASE, STEEPLEGATE MALL, PREPARED FOR PUB VENTURES OF NEW ENGLAND, INC. RECORD OWNER: HOMART DEVELOPMENT CO." DATED JULY 14, 1992. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 12730.
5. "CONDOMINIUM SITE PLAN OF THE STEEPLEGATE MALL, CONCORD, NH." DATED JUNE 2016. PREPARED BY RICHARD D. BARTLETT & ASSOCIATES, LLC. M.C.R.D. 201600014921.
6. "EXHIBIT A, SLOPE EASEMENT PLAN, LOUDON ROAD, PREPARED FOR HOMART DEVELOPMENT CO., INC." DATED FEBRUARY 2, 1990. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. BOOK 1838 PAGE 1906.
7. "LAND OF HOMART DEVELOPMENT CO., N.H. RTE. 106 EASEMENT PLAN, CONCORD, N.H." DATED FEBRUARY 2, 1990. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. BOOK 1838, PAGE 1915.
8. "EXHIBIT A, EASEMENT PLAN, SHEEP DAVIS ROAD, PREPARED FOR HO CONCORD LAND CO, INC. DATED DECEMBER 12, 1989. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. BOOK 1838 PAGE 1924.
9. "EXHIBIT A, EASEMENT PLAN, SHEEP DAVIS ROAD, PREPARED FOR ARMANTE R. & IDA P. D'AMANTE." DATED DECEMBER 8, 1989. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 1838 PAGE 1943.
10. "EXHIBIT A, R.O.W. EASEMENT PLAN, LOUDON ROAD, PREPARED FOR HOMART DEVELOPMENT CO., INC." DATED FEBRUARY 2, 1990. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 1838 PAGE 1949.
11. "BOUNDARY PLAN, CANAD CINEMAS, CONCORD, NH." DATED MARCH 13, 1996. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 13576.
12. "PLAN OF LAND, J + F MACEACHRAN, CONCORD, NH. DATED OCTOBER 1939. PREPARED BY R. A. FOSTER. M.C.R.C. 906.
13. "EIGHT TRACTS OF LAND ON THE CONCORD PLAINS, PROPERTY OF ARMANTE R. D'AMANTE, CONCORD, N.H." DATED AUGUST 13, 1957. M.C.R.C. 1943.
14. "SURVEY OF THE LAND OF KENNETH H. & MIRIAM A. TILTON, CONCORD, N.H." DATED JANUARY 12, 1987. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 10411.
15. "SUBDIVISION PLAN, TRIANGLE PARK, CONCORD. N.H." DATED NOVEMBER 9, 1987. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 10526.
16. "SUBDIVISION PLAN, PREPARED FOR HODGES DEVELOPMENT CORPORATION." DATED NOVEMBER 16, 1988. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 10840.
17. "ALTA/ASCM LAND TITLE SURVEY, PREPARED FOR HOMART DEVELOPMENT CO." DATED SEPTEMBER 25, 1989. PREPARED BY ALLAN H. SWANSON, INC. M.C.R.D. 11305.
18. "IMPROVEMENTS PLAN OF LAND PREPARED FOR NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, CONCORD, N.H." DATED DECEMBER 9, 1991. PREPARED BY HOLDEN ENGINEERING & SURVEYING. M.C.R.D. 12299.
19. "SUBDIVISION BY LEASE, STEEPLEGATE MALL, PREPARED FOR CONCORD SAVINGS BANK, RECORD OWNER HOMART DEVELOPMENT CO." DATED OCTOBER 18, 1993. PREPARED BY ALAN H. SWANSON, INC. M.C.R.D. 12936.
20. "TRACT NO. 4182–G, REAL ESTATE LIMITED PARTNERSHIP, CONCORD, N.H." DATED JANUARY 1982. PREPARED BY ERNEST E. VEINOTTE. M.C.R.D. 13577.
21. "PUBLIC SEWER EASEMENT PLAN, STEEPLEGATE MALL." DATED JULY 16, 1993. PREPARED BY ALAN H. SWANSON, INC. M.C.R.D. 14512.
22. "STORM DRAINAGE AREA / EXISTING WETLAND AREA PLAN." DATED JULY 14, 1992. PREPARED BY ALAN H. SWANSON, INC. M.C.R.D. 14513.
23. "PUBLIC SEWER EASEMENT PLAN, STEEPLEGATE MALL, PREPARED FOR GENERAL GROWTH PROPERTIES, INC. RECORD OWNER GGP–STEEPLEGATE, INC. DATED APRIL 20, 2000. PREPARED BY HSI HAYNER/SWANSON, INC. M.C.R.D. BOOK 2209 PAGE 48.
24. "ALTA / ASCM LAND TITLE SURVEY, STEEPLEGATE MALL, CONCORD, NH." DATED JUNE 25, 2004. PREPARED BY HSI HAYNER/SWANSON, INC. NOT RECORDED.
25. "TRACTS OF LAND ON THE CONCORD PLAINS, ARMANTE R. D'AMANTE." DATED APRIL 10, 1957. PREPARED BY E. N. ROBERTS. CITY OF CONCORD PLAN NO. 586_1.
26. "PROPOSED MINOR SUBDIVISION, ARMANTE R. & IDA P. D'AMANTE. CONCORD, N.H." DATED JULY 26, 1972. PREPARED BY THOMAS F. MORAN INC. CITY OF CONCORD PLAN NO. 586_2.
27. CONSOLIDATION AND SUBDIVISION PLAN FOR THE ROUSE COMPANY." DATED MAY 15, 1979. PREPARED BY ALAN H. SWANSON, INC. CITY OF CONCORD PLAN NOs. 1045_1 & 1045_2.
28. PLANS OF PROPOSED TRANSPORTATION AND ROADWAY IMPROVEMENTS, D'AMANTE DRIVE / LOUDON ROAD / NH ROUTE 106." DATED APRIL 6, 1999. PREPARED BY VANASSE HANGEN BRUSTLIN, INC. CITY OF CONCORD PLAN SET NO 3098.
29. "MASTER PLAN, LOUDON ROAD, CONCORD, N.H., PREPARED FOR MICRO BUSINESS SOFTWARE, INC." DATED MAY 13, 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_1.
30. "SITE PLAN, LOUDON ROAD, CONCORD, N.H., PREPARED FOR MICRO BUSINESS SOFTWARE, INC." DATED JUNE 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_2.
31. "SITE PLAN PHASE I, LOUDON ROAD, CONCORD, N.H., PREPARED FOR REALWORLD" DATED NOVEMBER 18, 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_3.
32. "CONCEPTUAL SITE MASTER PLAN, LOUDON ROAD, CONCORD, N.H., PREPARED REALWORLD" DATED NOVEMBER 1983. PREPARED BY HAMILTON ENGINEERING ASSOCIATES. CITY OF CONCORD PLAN NO. 4131_4.
33. "STEEPLEGATE MALL, HOMART DEVELOPMENT, CITY OF CONCORD, JOB NO. 75658, 75668, 75688. DATED MARCH 1, 1989. ON FILE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
34. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. S 21 (2) 0–796 SHEEP DAVIS ROAD. DATED MARCH 10, 1949. ON FILE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
35. STATE OF NEW HAMPSHIRE HIGHWAY DEPARTMENT, PLANS OF PROPOSED FEDERAL AID PROJECT NO. U–40 (7) P–2055 CENTRAL ROAD. DATED JUNE 28, 1945. ON FILE WITH THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

Design: ISM	Draft: GDR	Date: 04/07/26
Checked: WGM	Scale: AS NOTED	Project No.: 23031
Drawing Name: 23031-SUBDIVISION.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	-	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: NOTES AND DETAILS

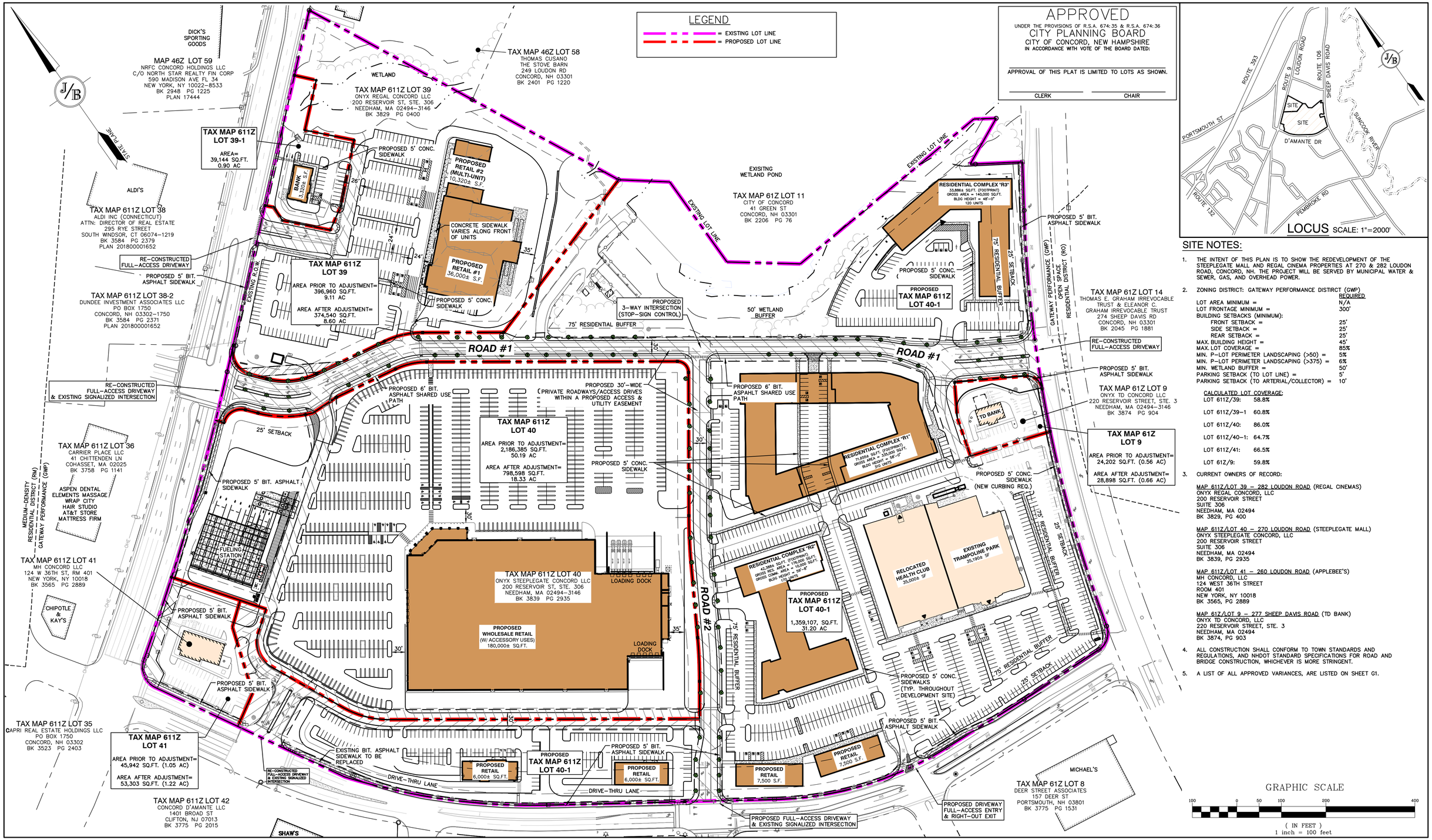
Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC & ONYX TD CONCORD, LLC
200 RESERVOIR STREET, NEEDHAM, MA 02494

DRAWING No.

S1.3

SHEET 14 OF 31
JBE PROJECT NO. 23031



SITE NOTES:

1. THE INTENT OF THIS PLAN IS TO SHOW THE REDEVELOPMENT OF THE STEEPLEGATE MALL AND REGAL CINEMA PROPERTIES AT 270 & 282 LOUDON ROAD, CONCORD, NH. THE PROJECT WILL BE SERVED BY MUNICIPAL WATER & SEWER, GAS, AND OVERHEAD POWER.

2. ZONING DISTRICT: GATEWAY PERFORMANCE DISTRICT (GWP)

	REQUIRED
LOT AREA MINIMUM =	N/A
LOT FRONTAGE MINIMUM =	300'
BUILDING SETBACKS (MINIMUM):	
FRONT SETBACK =	25'
SIDE SETBACK =	25'
REAR SETBACK =	25'
MAX. BUILDING HEIGHT =	45'
MAX. LOT COVERAGE =	85%
MIN. P-LOT PERIMETER LANDSCAPING (>50) =	5%
MIN. P-LOT PERIMETER LANDSCAPING (>375) =	6%
MIN. WETLAND BUFFER =	50'
PARKING SETBACK (TO LOT LINE) =	5'
PARKING SETBACK (TO ARTERIAL/COLLECTOR) =	10'

CALCULATED LOT COVERAGE:

LOT 611Z/39:	58.8%
LOT 611Z/39-1	60.8%
LOT 611Z/40:	86.0%
LOT 611Z/40-1:	64.7%
LOT 611Z/41:	66.5%
LOT 61Z/9:	59.8%

3. CURRENT OWNERS OF RECORD:

MAP 611Z/LOT 39 – 282 LOUDON ROAD (REGAL CINEMAS)
ONYX REGAL CONCORD, LLC
200 RESERVOIR STREET
SUITE 306
NEEDHAM, MA 02494
BK 3829, PG 400

MAP 611Z/LOT 40 – 270 LOUDON ROAD (STEEPLEGATE MALL)
ONYX STEEPLEGATE CONCORD, LLC
200 RESERVOIR STREET
SUITE 306
NEEDHAM, MA 02494
BK 3839, PG 2935

MAP 611Z/LOT 41 – 260 LOUDON ROAD (APPLEBEE'S)
MH CONCORD, LLC
124 WEST 36TH STREET
ROOM 401
NEW YORK, NY 10018
BK 3565, PG 2889

MAP 61Z/LOT 9 – 277 SHEEP DAVIS ROAD (TD BANK)
ONYX TD CONCORD, LLC
220 RESERVOIR STREET, STE. 3
NEEDHAM, MA 02494
BK 3874, PG 903

4. ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.

5. A LIST OF ALL APPROVED VARIANCES, ARE LISTED ON SHEET G1.

2	04/14/26	ISSUED FOR CDP APPLICATION SUBMISSION	ISM
1	03/05/26	OVERALL SITE PLAN RE-ISSUED FOR STAFF PRE-APPLICATION MEETING	ISM
0	11/20/24	ISSUED FOR REVIEW	ISM
REV.	DATE	REVISION	BY

Design: ISM	Draft: HCH	Date: 04/14/2026
Checked: WGM	Scale: AS SHOWN	Project No.: 23031
Drawing Name: 23031-PLAN_CDP.DWG		

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JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: OVERALL SITE PLAN

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No. C2

SHEET NO. 15 OF 31
JBE PROJECT NO. 23031

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 feet

STATE PLANE

TAX MAP 611Z LOT 41
AREA PRIOR TO ADJUSTMENT= 45,942 SQ.FT. (1.05 AC)
AREA AFTER ADJUSTMENT= 53,303 SQ.FT. (1.22 AC)
AREA 53,080 SQ.FT. 1.22 AC

TAX MAP 611Z LOT 42
CONCORD D'AMANTE LLC
1401 BROAD ST
CLIFTON, NJ 07013
BK 3775 PG 2015

TAX MAP 611Z LOT 41
MH CONCORD LLC
124 W 36TH ST, RM 401
NEW YORK, NY 10018
BK 3565 PG 2889

TAX MAP 611Z LOT 36
CARRIER PLACE LLC
41 CHITTENDEN LN
COHASSET, MA 02025
BK 3758 PG 1141

TAX MAP 611Z LOT 38-2
DUNDEE INVESTMENT ASSOCIATES LLC /
PO BOX 1750
CONCORD, NH 03302-1750
BK 3584 PG 2371
PLAN 201800001652

MAP 46Z LOT 59
NRFC CONCORD HOLDINGS L
C/O NORTH STAR REALTY FIN
590 MADISON AVE FL 34
NEW YORK, NY 10022-853
BK 2948 PG 1225
PLAN 17444

TAX MAP 611Z LOT 39-1
AREA= 39,144 SQ.FT.
0.90 AC

TAX MAP 611Z LOT 39
AREA PRIOR TO ADJUSTMENT= 396,960 SQ.FT. 9.11 AC
AREA AFTER ADJUSTMENT= 374,540 SQ.FT. 8.60 AC

TAX MAP 611Z LOT 39
ONYX REGAL CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3829 PG 0400

TAX MAP 611Z LOT 40
AREA PRIOR TO ADJUSTMENT= 2,186,385 SQ.FT. 50.19 AC
AREA AFTER ADJUSTMENT= 798,598 SQ.FT. 18.33 AC

TAX MAP 611Z LOT 40
ONYX STEEPLEGATE CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3839 PG 2935

PROPOSED WHOLESALE RETAIL (W/ ACCESSORY USES) 180,000± SQ.FT.

PROPOSED TAX MAP 611Z LOT 40-1

RETAIL 5,351 SF

BANK 3,320± S.F.

PROPOSED RETAIL 36,000± S.F.

PROPOSED RETAIL #2 (MULTI-UNIT) 10,320± S.F.

ALDI SUPERMARKET

SHAW'S

HOME DEPOT SITE DRIVEWAY

EXISTING SIGNALIZED INTERSECTION

RE-CONSTRUCTED FULL-ACCESS DRIVEWAY & EXISTING SIGNALIZED INTERSECTION

RE-CONSTRUCTED FULL-ACCESS DRIVEWAY

RE-CONSTRUCTED, FULL-ACCESS DRIVEWAY

EXISTING BIT. ASPHALT SIDEWALK

LANDSCAPE BERM

PROPOSED TURN LANE

PROPOSED 5' CONC. SIDEWALK

EXISTING R.O.W.

PROPOSED EASEMENT

PROPOSED LOT LINE

ACCESS EASEMENTS (RIGHT TBD)

FUELING STATION

PROPOSED 5' SIDEWALK

PROPOSED 40'-WIDE ACCESS EASEMENT

PROPOSED WATER BOOSTER PUMP HOUSE (SIZE & DESIGN TBD)

PROPOSED SEWER EASEMENT

PROPOSED CONC. SIDEWALK

PROPOSED CROSSWALK

PROPOSED PYLON SIGN

PROPOSED DUMPSTER ENCLOSURE

CONC. SIDEWALK

PROPOSED GUARDRAIL

50' WETLAND BUFFER

PROPOSED RETAINING WALL

PROPOSED GUARDRAIL W/FENCE

PAINTED CROSSWALKS (TYP.)

SIDEWALK FLUSH W/PAVEMENT BOLLARDS W/COVERS

CONC. SIDEWALK (WIDTH VARIES)

BACK-UP GENERATOR

LOADING DOCKS

HEAVY-DUTY PAVEMENT

PROPOSED 5' SIDEWALK

PROPOSED LOT LINES

ROAD #1 (30'-WIDE ACCESS DRIVE)

25' SETBACK

30'

35'

EXISTING LOT LINE

EXISTING TELECOM BUILDING

EXISTING SEWER LIFT STATION

PROPOSED 5'-WIDE CONCRETE SIDEWALK

MATCHLINE – 1
MATCHLINE – 2

Design: ISM	Draft: HCH
Checked: WGM	Scale: AS SHOWN
Drawing Name: 23031-PLAN_CDP.DWG	Date: 04/14/2026
	Project No.: 23031

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1	03/05/26	OVERALL SITE PLAN RE-ISSUED FOR STAFF PRE-APPLICATION MEETING	ISM
0	11/20/24	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: SITE PLAN - WEST

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C2.1
SHEET NO. 16 OF 31
JBE PROJECT NO. 23031

MATCHLINE – 1
MATCHLINE – 2

PROPOSED TURN LANE

TAX MAP 614Z LOT 67
HOME DEPOT USA INC #3485
PO BOX 105842
ATLANTA, GA 30348
BK 2076 PG 1237

RETAIL 6,000 SF

TRUCK DOCK

TRUCK DOCK

CART CORRALL (TYP.)

STRIPED MEDIAN

PROPOSED
TAX MAP 611Z
LOT 40-4
(TO BE CONVEYED TO CITY)
184,559 SQ.FT.
4.23 AC

EXISTING TREELINE

5' CONC. SIDEWALK

25' SETBACK

PAINTED CROSSWALK

ROAD #2
(30'-WIDE ACCESS DRIVE)

EXISTING SIGNALIZED INTERSECTION

PROPOSED FULL-ACCESS DRIVEWAY & EXISTING SIGNALIZED INTERSECTION

25' BUILDING SETBACK

PROPOSED RETAIL 7,500 S.F.

5'-WIDE SIDEWALK

PROPOSED 5' SIDEWALK

ROAD #1
(30'-WIDE ACCESS DRIVE)

50' WETLAND BUFFER

EXISTING WETLAND POND

RESIDENTIAL COMMON AREA/PARK

25' BUILDING SETBACK

66' R.O.W.

D'AMANTE DRIVE

75' RESIDENTIAL BUFFER

PROPOSED CONC. SIDEWALK

RESIDENTIAL COMPLEX "R2"
GROSS BLDG AREA = 75,000 SQ.FT.
BLDG HEIGHT = 39'-9"
110 UNITS

PROPOSED
TAX MAP 611Z
LOT 40-1
1,359,107, SQ.FT.
31.20 AC

RESIDENTIAL COMMON AREA/PARK

RAISED CROSSWALK/ INTERSECTION

RESIDENTIAL COMMON AREA/PARK

RESIDENTIAL COMPLEX "R1"
GROSS BLDG AREA = 75,000 SQ.FT.
BLDG HEIGHT = 39'-9"
105 UNITS

TAX MAP 61Z LOT 11
CITY OF CONCORD
41 GREEN ST
CONCORD, NH 03301
BK 2206 PG 76

OBSERVED EDGE OF WATER SURFACE

TAX MAP 614Z LOT 68
VENEZIA REALTY ASSOC. LLC
PO BOX 1750
CONCORD, NH 03302
BK 2134 PG 0958

PROPOSED
TAX MAP 611Z
LOT 40-1

RELOCATED HEALTH CLUB
25,000± S.F.

EXISTING TRAMPOLINE PARK
25,192± S.F.

PAINTED CROSSWALK

PROPOSED TURN LANE

TARGET/ BEST BUY DRIVEWAY

PROPOSED DRIVEWAY FULL-ACCESS ENTRY & RIGHT-OUT EXIT

PROPOSED MEDIAN

25' BUILDING SETBACK

RESIDENTIAL COMPLEX "R3"
GROSS BLDG AREA = 75,000 SQ.FT.
BLDG HEIGHT = 39'-9"
105 UNITS

50' WETLAND BUFFER

EXISTING WETLAND POND

TD BANK

PROPOSED LOT LINE

PROPOSED TREELINE

25' BUILDING SETBACK

EX. R.O.W.

TAX MAP 61Z LOT 8
DEER STREET ASSOCIATES
157 DEER ST
PORTSMOUTH, NH 03801
BK 3775 PG 1531

PROPOSED SIGNALIZED INTERSECTION

GATEWAY PERFORMANCE (GWP)

OPEN SPACE RESIDENTIAL DISTRICT (RO)

RE-CONSTRUCTED FULL-ACCESS DRIVEWAY

TAX MAP 61Z LOT 9
ONYX TD CONCORD LLC
220 RESERVOIR STREET, STE. 3
NEEDHAM, MA 02494-3146
BK 3874 PG 904

TAX MAP 61Z LOT 14
THOMAS E. GRAHAM IRREVOCABLE TRUST & ELEANOR C. GRAHAM IRREVOCABLE TRUST
274 SHEEP DAVIS RD
CONCORD, NH 03301
BK 2045 PG 1881

TAX MAP 61Z
LOT 9
AREA AFTER ADJUSTMENT=
29,498 SQ.FT.
0.68 AC

EXISTING SIGNALIZED INTERSECTION

STATE PLANE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 feet

Design: ISM	Draft: HCH	Date: 04/14/2026	
Checked: WGM	Scale: AS SHOWN	Project No.: 23031	
Drawing Name: 23031-PLAN_CDP.DWG			

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2	04/14/26	ISSUED FOR CDP APPLICATION SUBMISSION	ISM
1	03/05/26	OVERALL SITE PLAN RE-ISSUED FOR STAFF PRE-APPLICATION MEETING	ISM
0	11/20/24	ISSUED FOR REVIEW	ISM

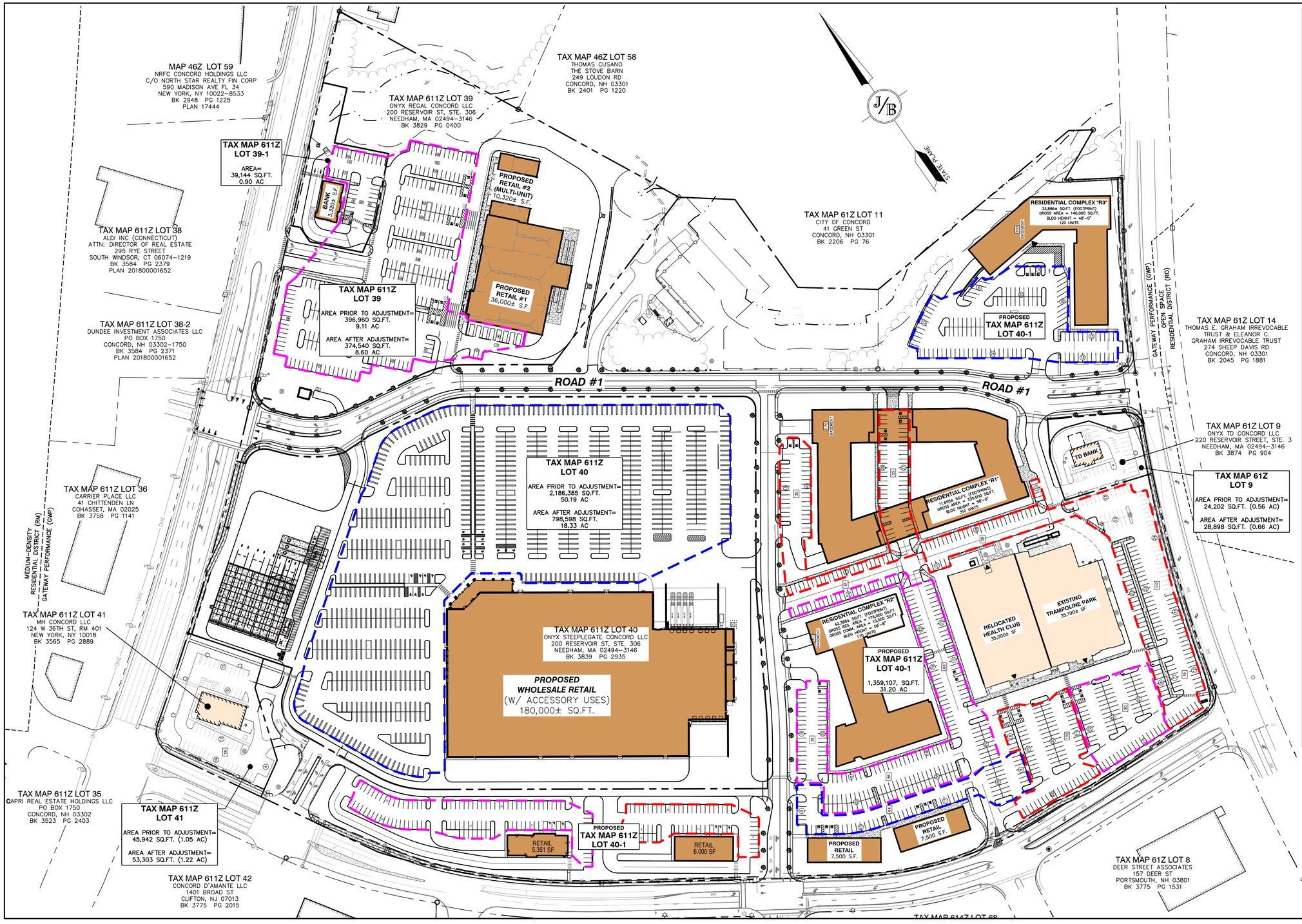
JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: SITE PLAN - EAST

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C2.2
SHEET NO. 17 OF 31
JBE PROJECT NO. 23031



PARKING CALCULATIONS:

REQUIREMENTS BY USE:
RETAIL (<100,000 S.F.) – 1 SPACE/250 G.F.A.
RETAIL (>100,000 S.F.) – 1 SPACE/200 G.F.A.
FUELING STATION – 1 SPACE/FUEL PUMP
RESTAURANT w/o DRIVE–THRU – 1 SPACE/75 G.F.A.
RESTAURANT w/ DRIVE–THRU – 1 SPACE/75 G.F.A. + 11 STACKING SPACES
INDOOR RECREATION FACILITY – 1 SPACE/50 G.F.A.
COMMERCIAL RECREATION COMPLEX (TEAM PLAY) – 1 SPACE/300 G.F.A.
INDOOR HEALTH & FITNESS – 1 SPACE/120 G.F.A.
BANK W/ DRIVE–THRU WINDOW – 1 SPACE/200 G.F.A. + 5 STACKING
RESIDENTIAL (MULTIFAMILY) – 2 SPACES/UNIT

PARKING PROVIDED:

MAP 61Z/LOT 9:
EXISTING BANK W/ DRIVE–THRU = 2,275± S.F.
PARKING REQUIRED = 11 SPACES + 5 STACKING
PARKING PROVIDED = 18 SPACES + 7 STACKING

MAP 611Z/LOT 39 & 39-1:
RETAIL #1 & #2 PARKING:
RETAIL BUILDING #1 = 36,000± S.F.
PARKING REQUIRED = 144 SPACES
PARKING REQUIRED BY LEASE= 244 SPACES
RETAIL BUILDING #2 (MULTI–UNIT)= 10,320± S.F.
PARKING REQUIRED = 41 SPACES
TOTAL PARKING REQUIRED = 285 SPACES
PARKING PROVIDED = 273 SPACES
OUTPARCEL PARKING:
BANK W/ DRIVE–THRU = 3,320± S.F.
PARKING REQUIRED = 17 SPACES + 5 STACKING
PARKING PROVIDED = 34 SPACES + 5 STACKING
TOTAL PARKING REQUIRED = 302 SPACES
TOTAL PARKING PROVIDED = 307 SPACES

MAP 611Z/LOT 40:
RETAIL WHOLESALE = 170,385± S.F.
PARKING REQUIRED = 852 SPACES (1 SPACE/200 G.F.A.)
FUELING STATION = 12 PUMPS (DOUBLE–SIDED)
PARKING REQUIRED = 24 SPACES
(+8 STACKING SPACES/PUMP GROUP – 32 STACKING TOTAL)
TOTAL PARKING REQUIRED = 884 SPACES
TOTAL PARKING PROVIDED = 824 SPACES

MAP 611Z/LOT 40-1:
RESIDENTIAL "R1" = 310 UNITS
PARKING REQUIRED = 620 SPACES (2 SPACES/UNIT)
PARKING PROVIDED = 466 SPACES
SURFACE PARKING = 296 SPACES
UNDERGROUND = 170 SPACES
PROPOSED PARKING RATIO = 1.5 SPACES/UNIT
RESIDENTIAL "R2" = 170 UNITS
PARKING REQUIRED = 340 SPACES (2 SPACES/UNIT)
PARKING PROVIDED = 318 SPACES
SURFACE PARKING = 231 SPACES
UNDERGROUND = 87 SPACES
PROPOSED PARKING RATIO = 1.9 SPACES/UNIT
RESIDENTIAL "R3" = 120 UNITS
PARKING REQUIRED = 240 SPACES (2 SPACES/UNIT)
PARKING PROVIDED = 239 SPACES
SURFACE PARKING = 139 SPACES
UNDERGROUND = 100 SPACES
PROPOSED PARKING RATIO = 2.0 SPACES/UNIT
EXISTING HEALTH CLUB = 35,000± S.F.
PARKING REQUIRED = 292 SPACES (1 SPACE/120 G.F.A.)
PARKING PROVIDED = 86 SPACES
PROPOSED PARKING RATIO = 1 SPACE/407 G.F.A.
EXISTING TRAMPOLINE PARK = 35,190± S.F.
PARKING REQUIRED = 703 SPACES (1 SPACE/50 G.F.A.)
PARKING PROVIDED = 73 SPACES
PROPOSED PARKING RATIO = 1 SPACE/482 G.F.A.
RETAIL – EAST OF ROAD #2 = 25,000± S.F. (ASSUME 85% USABLE SPACE)
PARKING REQUIRED = 60 SPACES (1 SPACE/250 G.F.A.)
PARKING PROVIDED = 61 SPACES
RETAIL – WEST OF ROAD #2 = 11,350± SQ.FT. (ASSUME 85% USABLE SPACE)
PARKING REQUIRED = 45 SPACES
PARKING PROVIDED = 159 SPACES
TOTAL PARKING REQUIRED = 2,300 SPACES
TOTAL PARKING PROVIDED = 1,402 SPACES
LOTS 40, 40–1 (REDEVELOPMENT LOTS)
TOTAL PARKING REQUIRED = 3,184 SPACES
TOTAL PARKING PROVIDED = 2,226 SPACES
TOTAL ABOVE GROUND PARKING = 1,869 SPACES
TOTAL UNDERGROUND GARAGE PARKING = 357 SPACES

MAP 611Z/LOT 41:
EXISTING RESTAURANT = 5,110± S.F.
PARKING REQUIRED = 68 SPACES (1 SPACE/75 G.F.A.)
PARKING PROVIDED = 56 SPACES
PROPOSED PARKING RATIO = 1 SPACE/91 G.F.A.

Design: ISM	Draft: HCH
Checked: WGM	Scale: AS SHOWN
Drawing Name: 23031-PLAN_CDP.DWG	Date: 04/14/2026
	Project No.: 23031

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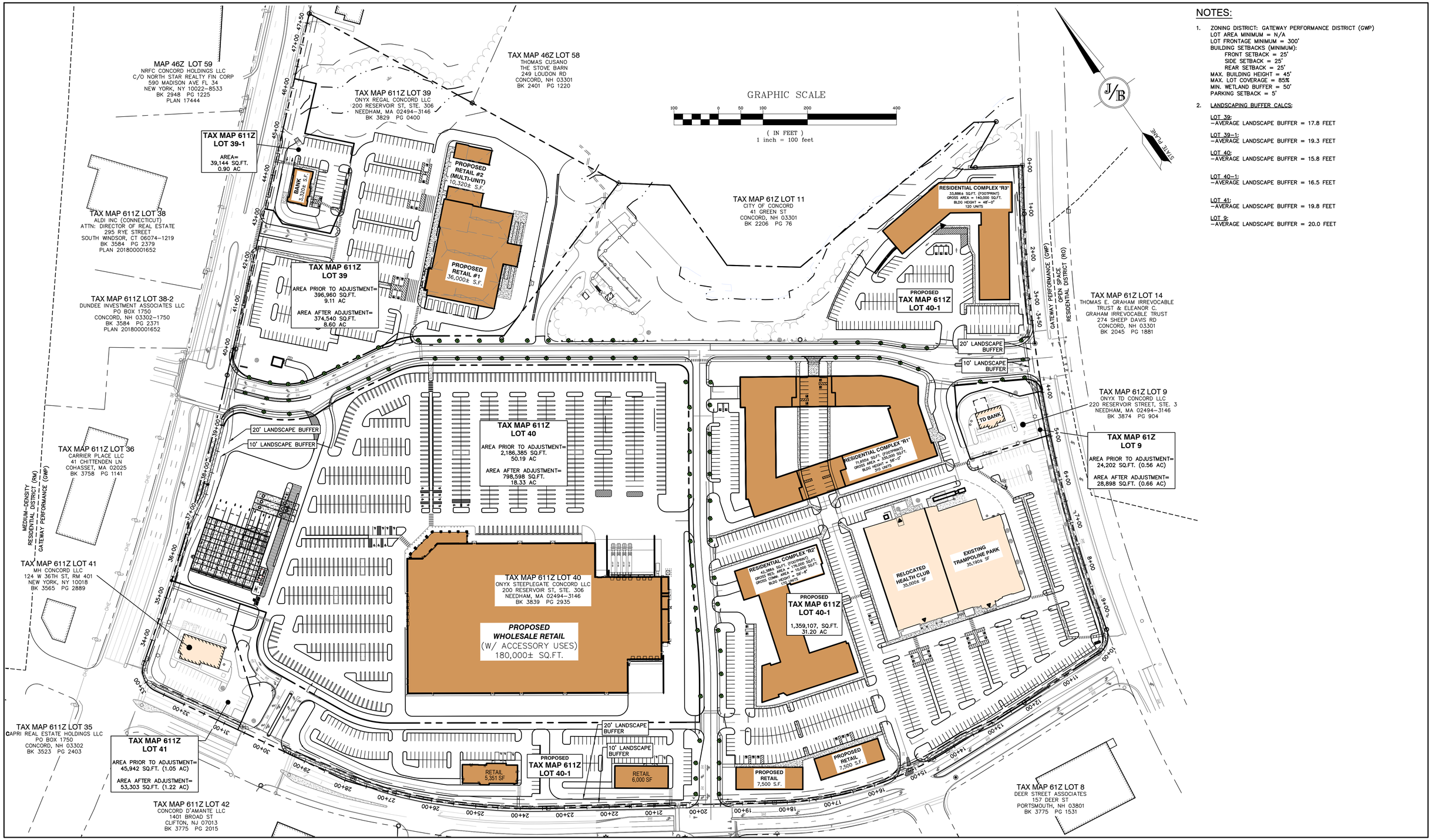
REV.	DATE	REVISION	BY
2	04/14/26	ISSUED FOR CDP APPLICATION SUBMISSION	ISM
1	03/05/26	OVERALL SITE PLAN RE-ISSUED FOR STAFF PRE-APPLICATION MEETING	ISM
0	11/20/24	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	EXHIBIT: PARKING AREAS
Project:	"STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH
Owner of Record:	ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC 220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C2-P
SHEET NO. 18 OF 31
JBE PROJECT NO. 23031



NOTES:

1. ZONING DISTRICT: GATEWAY PERFORMANCE DISTRICT (GWP)
   LOT AREA MINIMUM = N/A
   LOT FRONTAGE MINIMUM = 300'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 25'
   SIDE SETBACK = 25'
   REAR SETBACK = 25'
   MAX. BUILDING HEIGHT = 45'
   MAX. LOT COVERAGE = 85%
   MIN. WETLAND BUFFER = 50'
   PARKING SETBACK = 5'
2. LANDSCAPING BUFFER CALCS:

   LOT 39:
   -AVERAGE LANDSCAPE BUFFER = 17.8 FEET

   LOT 39-1:
   -AVERAGE LANDSCAPE BUFFER = 19.3 FEET

   LOT 40:
   -AVERAGE LANDSCAPE BUFFER = 15.8 FEET

   LOT 40-1:
   -AVERAGE LANDSCAPE BUFFER = 16.5 FEET

   LOT 41:
   -AVERAGE LANDSCAPE BUFFER = 19.8 FEET

   LOT 9:
   -AVERAGE LANDSCAPE BUFFER = 20.0 FEET

Design: ISM	Draft: HCH	Date: 04/14/2026	
Checked: WGM	Scale: AS SHOWN	Project No.: 23031	
Drawing Name: 23031-PLAN_CDP.DWG			

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REV.	DATE	REVISION	BY
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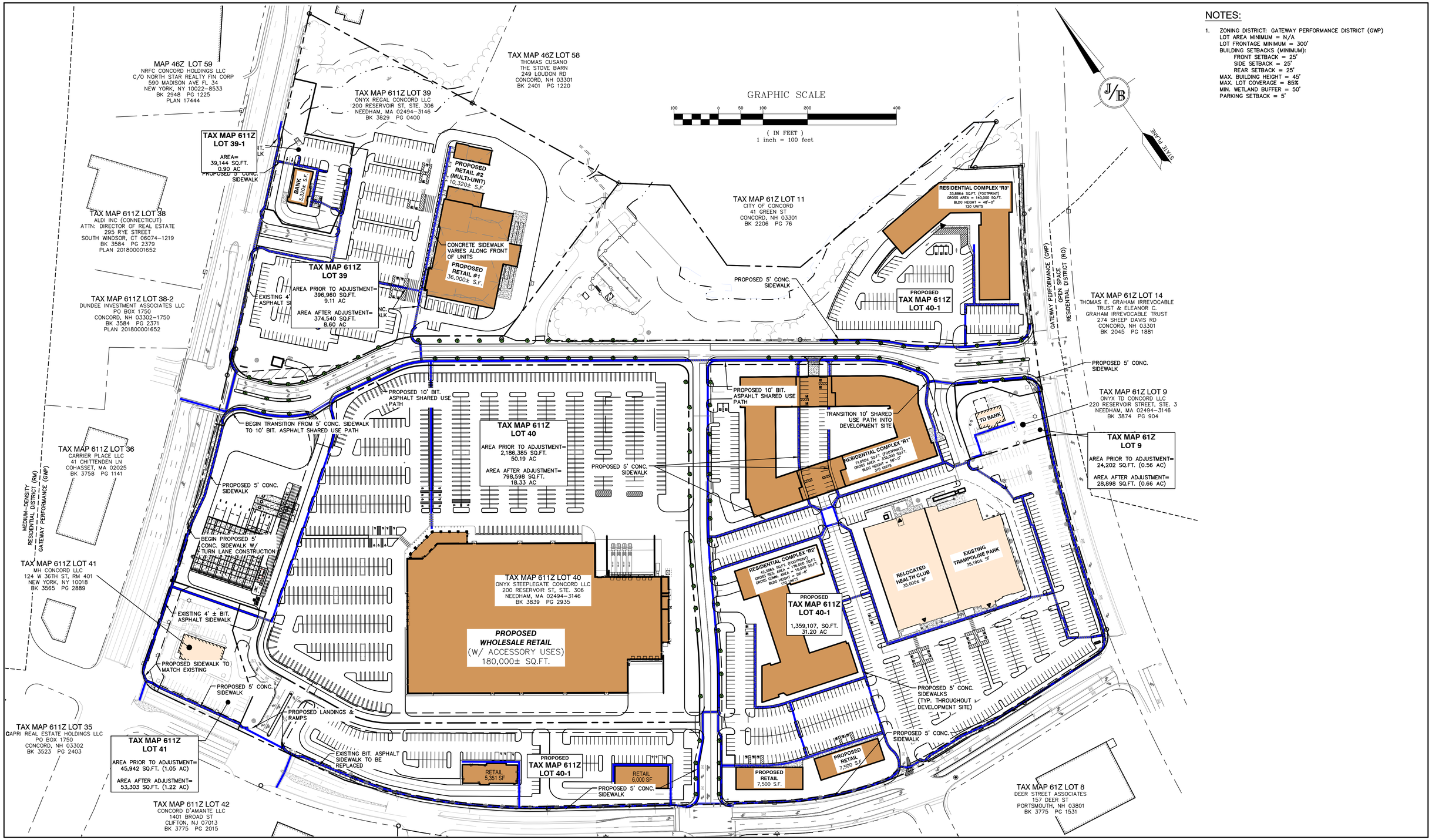
0	11/20/24	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	EXHIBIT: LANDSCAPING BUFFER PLAN
Project:	"STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH
Owner of Record:	ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC 220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C2-L
SHEET NO. 19 OF 31
JBE PROJECT NO. 23031



NOTES:

1. ZONING DISTRICT: GATEWAY PERFORMANCE DISTRICT (GWP)
   LOT AREA MINIMUM = N/A
   LOT FRONTAGE MINIMUM = 300'
   BUILDING SETBACKS (MINIMUM):
   FRONT SETBACK = 25'
   SIDE SETBACK = 25'
   REAR SETBACK = 25'
   MAX. BUILDING HEIGHT = 45'
   MAX. LOT COVERAGE = 85%
   MIN. WETLAND BUFFER = 50'
   PARKING SETBACK = 5'

Design: ISM	Draft: HCH
Checked: WGM	Scale: AS SHOWN
Drawing Name: 23031-PLAN_CDP.DWG	Date: 04/14/2026
	Project No.: 23031

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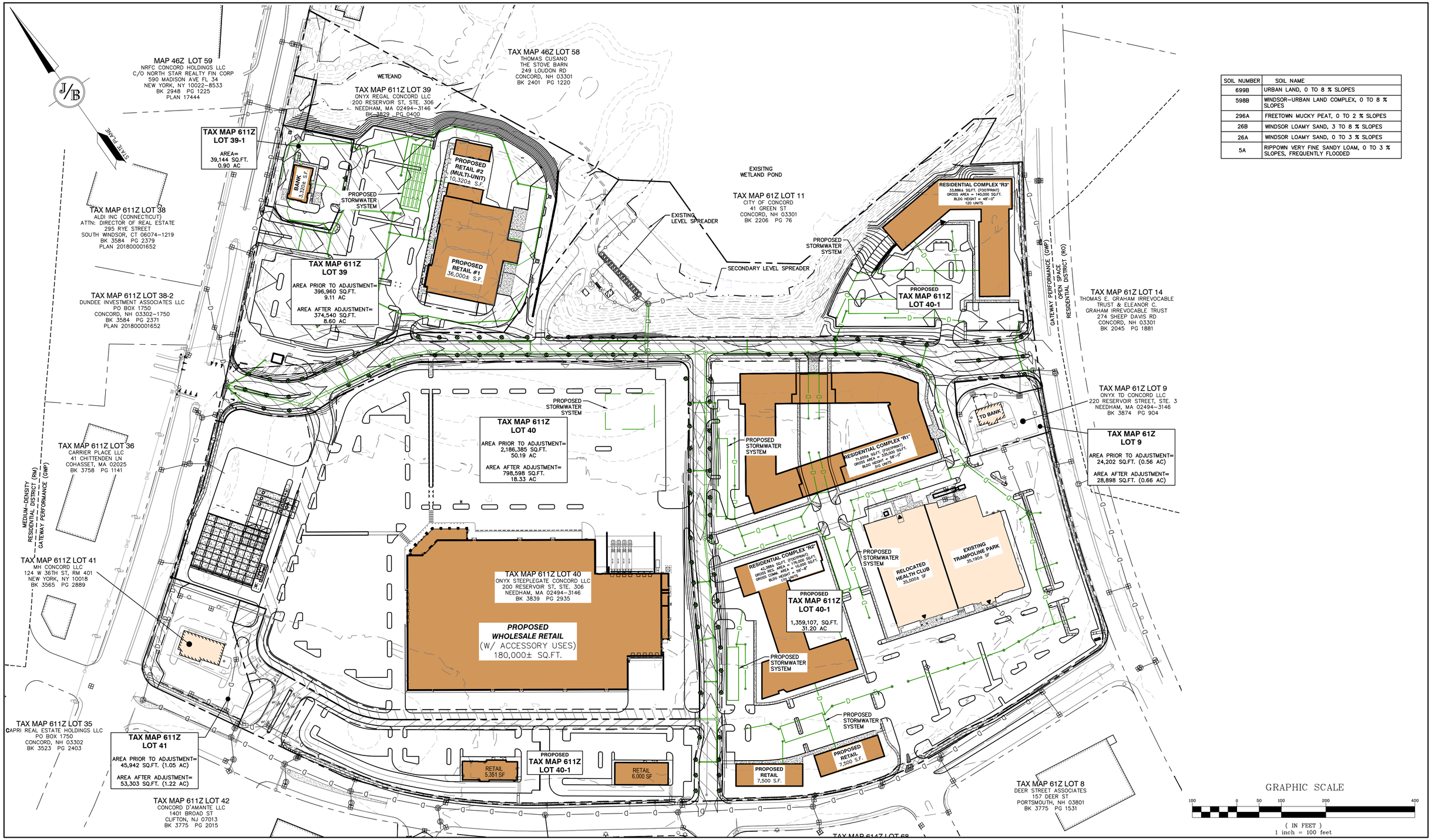
0	11/20/24	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	EXHIBIT: PEDESTRIAN & CYCLIST ROUTES
Project:	"STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH
Owner of Record:	ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC 220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C2-PC
SHEET NO. 20 OF 31
JBE PROJECT NO. 23031



SOIL NUMBER	SOIL NAME
699B	URBAN LAND, 0 TO 8 % SLOPES
598B	WINDSOR-URBAN LAND COMPLEX, 0 TO 8 % SLOPES
296A	FREETOWN MUCKY PEAT, 0 TO 2 % SLOPES
26B	WINDSOR LOAMY SAND, 3 TO 8 % SLOPES
26A	WINDSOR LOAMY SAND, 0 TO 3 % SLOPES
5A	RIPPOWN VERY FINE SANDY LOAM, 0 TO 3 % SLOPES, FREQUENTLY FLOODED

Design: ISM	Draft: HCH	Date: 04/14/2026	
Checked: WGM	Scale: AS SHOWN	Project No.: 23031	
Drawing Name: 23031-PLAN_CDP.DWG			

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REV.	DATE	REVISION	BY
2	04/14/26	ISSUED FOR CDP APPLICATION SUBMISSION	ISM
1	03/05/26	OVERALL SITE PLAN RE-ISSUED FOR STAFF PRE-APPLICATION MEETING	ISM
0	11/20/24	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: OVERALL GRADING & DRAINAGE PLAN

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C3
SHEET NO. 21 OF 31
JBE PROJECT NO. 23031

TAX MAP 611Z LOT 41

AREA PRIOR TO ADJUSTMENT= 45,942 SQ.FT. (1.05 AC)

AREA AFTER ADJUSTMENT= 53,303 SQ.FT. (1.22 AC)

TAX MAP 611Z LOT 42
CONCORD D'AMANTE LLC
1401 BROAD ST
CLIFTON, NJ 07013
BK 3775 PG 2015

TAX MAP 611Z LOT 41
MH CONCORD LLC
124 W 36TH ST, RM 401
NEW YORK, NY 10018
BK 3565 PG 2889

TAX MAP 611Z LOT 36
CARRIER PLACE LLC
41 CHITTENDEN LN
COHASSET, MA 02025
BK 3758 PG 1141

TAX MAP 611Z LOT 38-2
DUNDEE INVESTMENT ASSOCIATES LLC /
PO BOX 1750
CONCORD, NH 03302-1750
BK 3584 PG 2371
PLAN 201800001652

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 feet

STATE PLANE

MAP 46Z LOT 59
NRFC CONCORD HOLDINGS L
C/O NORTH STAR REALTY FIN
590 MADISON AVE FL 34
NEW YORK, NY 10022-853
BK 2948 PG 1225
PLAN 17444

TAX MAP 611Z LOT 39-1

AREA= 39,144 SQ.FT. 0.90 AC

699B

RE-LOCATED TRUNK LINE FOR CITY'S STORMWATER SYSTEM TO WETLAND SYSTEM

BANK 3,320± S.F.

TAX MAP 611Z LOT 39

AREA PRIOR TO ADJUSTMENT= 396,960 SQ.FT. 9.11 AC

AREA AFTER ADJUSTMENT= 374,540 SQ.FT. 8.60 AC

TAX MAP 611Z LOT 39
ONYX REGAL CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3829 PG 0400

699B

UNDERGROUND DETENTION & INFILTRATION SYSTEM

PROPOSED RETAIL #1 36,000± S.F.

PROPOSED RETAIL #2 (MULTI-UNIT) 10,320± S.F.

50' WETLAND BUFFER

ROAD #1 (30'-WIDE ACCESS DRIVE)

RETAIL 5,351 SF

PROPOSED WHOLESALE RETAIL (W/ ACCESSORY USES) 180,000± SQ.FT.

PROPOSED TAX MAP 611Z LOT 40-1

TAX MAP 611Z LOT 40
ONYX STEEPLEGATE CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3839 PG 2935

TAX MAP 611Z LOT 40

AREA PRIOR TO ADJUSTMENT= 2,186,385 SQ.FT. 50.19 AC

AREA AFTER ADJUSTMENT= 798,598 SQ.FT. 18.33 AC

UNDERGROUND CHAMBER SYSTEM (DETENTION & INFILTRATION)

CONC. CHAMBER FOR ENERGY DISSIPATION

LEVEL SPREADER

MATCHLINE – 1
MATCHLINE – 2

Design: ISM	Draft: HCH	Date: 04/14/2026	
Checked: WGM	Scale: AS SHOWN	Project No.: 23031	
Drawing Name: 23031-PLAN_CDP.DWG			

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1	03/05/26	OVERALL SITE PLAN RE-ISSUED FOR STAFF PRE-APPLICATION MEETING	ISM
0	11/20/24	ISSUED FOR REVIEW	ISM

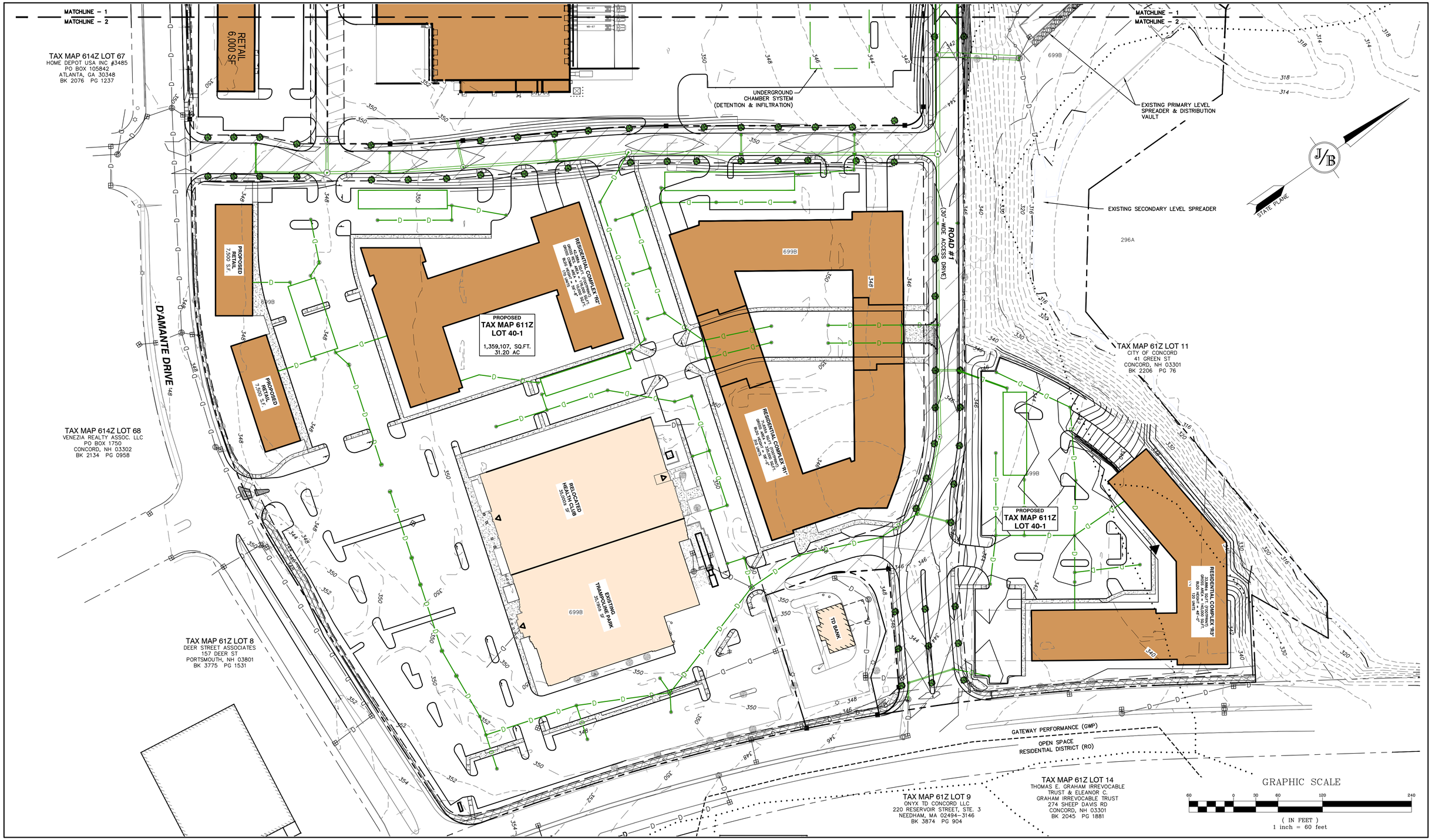
JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: GRADING & DRAINAGE PLAN - WEST

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C3.1
SHEET NO. 22 OF 31
JBE PROJECT NO. 23031



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JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	GRADING & DRAINAGE PLAN - EAST
Project:	"STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH
Owner of Record:	ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC 220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C3.2
SHEET NO. 23 OF 31
JBE PROJECT NO. 23031

MAP 46Z LOT 59
NRFC CONCORD HOLDINGS LLC
C/O NORTH STAR REALTY FIN CORP
590 MADISON AVE FL 34
NEW YORK, NY 10022–8533
BK 2948 PG 1225
PLAN 17444

TAX MAP 46Z LOT 58
THOMAS CUSANO
THE STOVE BARN
249 LOUDON RD
CONCORD, NH 03301
BK 2401 PG 1220

TAX MAP 611Z LOT 39
ONYX REGAL CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494–3146
BK 3829 PG 0400

STATE PLANE

TAX MAP 611Z LOT 39-1
AREA=
39,144 SQ.FT.
0.90 AC

BANK
3,320± S.F.

PROPOSED RETAIL #2 (MULTI-UNIT)
10,320± S.F.

PROPOSED RETAIL #1
36,000± S.F.

TAX MAP 611Z LOT 38
ALDI INC (CONNECTICUT)
ATTN: DIRECTOR OF REAL ESTATE
295 RYE STREET
SOUTH WINDSOR, CT 06074–1219
BK 3584 PG 2379
PLAN 201800001652

TAX MAP 611Z LOT 39
AREA PRIOR TO ADJUSTMENT=
396,960 SQ.FT.
9.11 AC
AREA AFTER ADJUSTMENT=
374,540 SQ.FT.
8.60 AC

TAX MAP 611Z LOT 38-2
DUNDEE INVESTMENT ASSOCIATES LLC
PO BOX 1750
CONCORD, NH 03302–1750
BK 3584 PG 2371
PLAN 201800001652

TAX MAP 61Z LOT 11
CITY OF CONCORD
41 GREEN ST
CONCORD, NH 03301
BK 2206 PG 76

EXISTING GRAVITY SEWER

EXISTING TELECOM BUILIDNG (TO BE RELOCATED)

RESIDENTIAL COMPLEX "R3"
33,886± SQ.FT. (FOOTPRINT)
GROSS AREA = 140,000 SQ.FT.
BLDG HEIGHT = 48'-0"
120 UNITS

PROPOSED TAX MAP 611Z LOT 40-1

GATEWAY PERFORMANCE (GWP)
OPEN SPACE
RESIDENTIAL DISTRICT (RO)

TAX MAP 61Z LOT 14
THOMAS E. GRAHAM IRREVOCABLE TRUST & ELEANOR C. GRAHAM IRREVOCABLE TRUST
274 SHEEP DAVIS RD
CONCORD, NH 03301
BK 2045 PG 1881

ROAD #1

PROPOSED 12" WATER MAIN
PROPOSED 12" SEWER MAIN
PROPOSED GAS MAIN
PROPOSED UNDERGROUND ELECTRIC

EXISTING 12" SEWER
EXISTING FORCE MAIN

TAX MAP 611Z LOT 40
AREA PRIOR TO ADJUSTMENT=
2,186,385 SQ.FT.
50.19 AC
AREA AFTER ADJUSTMENT=
798,598 SQ.FT.
18.33 AC

PROPOSED 10" SEWER MAIN
PROPOSED GAS MAIN

PROPOSED 12" WATER MAIN
PROPOSED UNDERGROUND ELECTRIC

RESIDENTIAL COMPLEX "R1"
71,655± SQ.FT. (FOOTPRINT)
GROSS AREA = 350,000 SQ.FT.
BLDG HEIGHT = 58'-0"
310 UNITS

TD BANK

TAX MAP 61Z LOT 9
ONYX TD CONCORD LLC
220 RESERVOIR STREET, STE. 3
NEEDHAM, MA 02494–3146
BK 3874 PG 904

TAX MAP 61Z LOT 9
AREA PRIOR TO ADJUSTMENT=
24,202 SQ.FT. (0.56 AC)
AREA AFTER ADJUSTMENT=
28,898 SQ.FT. (0.66 AC)

TAX MAP 611Z LOT 36
CARRIER PLACE LLC
41 CHITTENDEN LN
COHASSET, MA 02025
BK 3758 PG 1141

MEDIUM-DENSITY RESIDENTIAL DISTRICT (RM)
GATEWAY PERFORMANCE (GWP)

TAX MAP 611Z LOT 41
MH CONCORD LLC
124 W 36TH ST, RM 401
NEW YORK, NY 10018
BK 3565 PG 2889

TAX MAP 611Z LOT 40
ONYX STEEPLEGATE CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494–3146
BK 3839 PG 2935

ROAD #2

RESIDENTIAL COMPLEX "R2"
41,388± SQ.FT. (FOOTPRINT)
GROSS RES. AREA = 70,000 SQ.FT.
GROSS COMM. AREA = 5K SF
BLDG HEIGHT = 4 STORIES
70 UNITS

PROPOSED TAX MAP 611Z LOT 40-1
1,359,107, SQ.FT.
31.20 AC

RELOCATED HEALTH CLUB
35,000± SF

EXISTING TRAMPOLINE PARK
35,190± SF

EXISTING GRAVITY SEWER

TAX MAP 611Z LOT 35
CAPRI REAL ESTATE HOLDINGS LLC
PO BOX 1750
CONCORD, NH 03302
BK 3523 PG 2403

TAX MAP 611Z LOT 41
AREA PRIOR TO ADJUSTMENT=
45,942 SQ.FT. (1.05 AC)
AREA AFTER ADJUSTMENT=
53,303 SQ.FT. (1.22 AC)

TAX MAP 611Z LOT 42
CONCORD D'AMANTE LLC
1401 BROAD ST
CLIFTON, NJ 07013
BK 3775 PG 2015

RETAIL 5,351 SF

PROPOSED TAX MAP 611Z LOT 40-1

RETAIL 6,000 SF

PROPOSED RETAIL 7,500 S.F.

PROPOSED RETAIL 7,500 S.F.

TAX MAP 61Z LOT 8
DEER STREET ASSOCIATES
157 DEER ST
PORTSMOUTH, NH 03801
BK 3775 PG 1531

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 feet

Design: ISM	Draft: HCH	Date: 04/14/2026	
Checked: WGM	Scale: AS SHOWN	Project No.: 23031	
Drawing Name: 23031-PLAN_CDP.DWG			

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JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: OVERALL UTILITY PLAN

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C4
SHEET NO. 24 OF 31
JBE PROJECT NO. 23031

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 feet

STATE PLANE

TAX MAP 611Z LOT 41
AREA PRIOR TO ADJUSTMENT= 45,942 SQ.FT. (1.05 AC)
AREA AFTER ADJUSTMENT= 53,303 SQ.FT. (1.22 AC)

TAX MAP 611Z LOT 42
CONCORD D'AMANTE LLC
1401 BROAD ST
CLIFTON, NJ 07013
BK 3775 PG 2015

TAX MAP 611Z LOT 41
MH CONCORD LLC
124 W 36TH ST, RM 401
NEW YORK, NY 10018
BK 3565 PG 2889

TAX MAP 611Z LOT 36
CARRIER PLACE LLC
41 CHITTENDEN LN
COHASSET, MA 02025
BK 3758 PG 1141

TAX MAP 611Z LOT 38-2
DUNDEE INVESTMENT ASSOCIATES LLC /
PO BOX 1750
CONCORD, NH 03302-1750
BK 3584 PG 2371
PLAN 201800001652

MAP 46Z LOT 59
NRFC CONCORD HOLDINGS L
C/O NORTH STAR REALTY FIN
590 MADISON AVE FL 34
NEW YORK, NY 10022-853
BK 2948 PG 1225
PLAN 17444

TAX MAP 611Z LOT 39-1
AREA= 39,144 SQ.FT. 0.90 AC

PROPOSED HYDRANT & WATER LINE EXTENSION
EXISTING 12" WATER LINE TO BE RETIRED BACK TO MAIN
EXISTING GAS LINE TO BE RETIRED BACK TO MAIN COORDINATE W/UTILITY)
PROPOSED HYDRANT
PRESSURE CONTROL VALVE
UNDERGROUND POWER
PROPOSED HYDRANT (ON EX. 6" WATER LINE)
EXISTING GRAVITY SEWER LINE & SEWER FORCE MAIN
PROPOSED WATER BOOSTER PUMP HOUSE (SIZE & DESIGN TBD)
EMERGENCY GENERATOR
PROPOSED WATER SERVICE
PROPOSED UTILITY POLE W/ POWER & TELECOM PROPS
PROPOSED TRANSFORMER
BANK 3,320± S.F.

TAX MAP 611Z LOT 39
AREA PRIOR TO ADJUSTMENT= 396,960 SQ.FT. 9.11 AC
AREA AFTER ADJUSTMENT= 374,540 SQ.FT. 8.60 AC

TAX MAP 611Z LOT 39
ONYX REGAL CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3829 PG 0400

PROPOSED 12" WATER MAIN
PROPOSED 12" SEWER MAIN
PROPOSED GAS MAIN
PROPOSED UNDERGROUND ELECTRIC
PROPOSED GRAVITY SEWER
PROPOSED RETAIL #1 36,000± S.F.
PROPOSED RETAIL #2 (MULTI-UNIT) 10,625± S.F.
PROPOSED 8" WATER LINE
PROPOSED GAS LINE (SIZE TBD)
BACKUP GENERATOR
GREASE TRAP
PROPOSED HYDRANT
PROPOSED TRANSFORMER
EXISTING 12" GRAVITY SEWER

RETAIL 5,351 SF

PROPOSED TAX MAP 611Z LOT 40-1

TAX MAP 611Z LOT 40
AREA PRIOR TO ADJUSTMENT= 2,186,385 SQ.FT. 50.19 AC
AREA AFTER ADJUSTMENT= 798,598 SQ.FT. 18.33 AC

TAX MAP 611Z LOT 40
ONYX STEEPLEGATE CONCORD LLC
200 RESERVOIR ST, STE. 306
NEEDHAM, MA 02494-3146
BK 3839 PG 2935

MATCHLINE – 1
MATCHLINE – 2

MATCHLINE – 1
MATCHLINE – 2

Design: ISM	Draft: HCH	Date: 04/14/2026
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JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: UTILITY PLAN - WEST

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C4.1
SHEET NO. 25 OF 31
JBE PROJECT NO. 23031

MATCHLINE – 1
MATCHLINE – 2

TAX MAP 614Z LOT 67
HOME DEPOT USA INC #3485
PO BOX 105842
ATLANTA, GA 30348
BK 2076 PG 1237

RETAIL 6,000 SF

PROPOSED UNDERGROUND ELECTRIC
PROPOSED GAS MAIN
PROPOSED 8" SEWER MAIN
PROPOSED 12" WATER MAIN

12"x8"x12" TEE (LIVE TAP)
6" GATE VALVE
12" GATE VALVE
THRUST BLOCK

3" DOMESTIC WATER LINE
6" FIRE LINE
6" GATE VALVE
3" GATE VALVE
THRUST BLOCK

PROPOSED HYDRANT
12"x8"x12" TEE
6" GATE VALVE
12" GATE VALVE
THRUST BLOCK

PROPOSED GAS MAIN CONNECTION

PRESSURE CONTROL VALVE

PROPOSED 12"x12"x12" TEE (LIVE TAP)
2–12" GATE VALVES
THRUST BLOCK

6" WATER MAIN

GAS LINE (SIZE TBD)

8" SEWER LINE

PROPOSED RETAIL 7,500 S.F.

RESIDENTIAL COMPLEX "RF"
GROSS AREA = 267,000 SQ.FT.
GROUND FLOOR AREA = 75,000 SQ.FT.
BLDG HEIGHT = 4 STORIES
BLDG WIDTH = 90'-0"
170 UNITS

PROPOSED TAX MAP 611Z LOT 40-1
1,359,107, SQ.FT.
31.20 AC

FIRE HYDRANT

D'AMANTE DRIVE

1.5" DOMESTIC WATER LINE
3" FIRE LINE

TAX MAP 614Z LOT 68
VENEZIA REALTY ASSOC. LLC
PO BOX 1750
CONCORD, NH 03302
BK 2134 PG 0958

RELOCATED HEALTH CLUB 34,000± S.F.

EXISTING TRAMPOLINE PARK 35,192± S.F.

EXISTING GAS LINE (EXTENT OF REMOVAL W/UTILITY COORDINATION)

EXISTING GRAVITY SEWER

TAX MAP 61Z LOT 8
DEER STREET ASSOCIATES
157 DEER ST
PORTSMOUTH, NH 03801
BK 3775 PG 1531

8" D.I. WATER MAIN

PROPOSED 12" WATER MAIN
PROPOSED 12" SEWER MAIN
PROPOSED GAS MAIN
PROPOSED UNDERGROUND ELECTRIC

3" DOMESTIC WATER LINE
6" FIRE LINE
6" GATE VALVE
3" GATE VALVE
THRUST BLOCK

8"x6"X8" TEE
6" GATE VALVE
THRUST BLOCK

3" DOMESTIC WATER LINE
6" FIRE LINE
6" GATE VALVE
3" GATE VALVE
THRUST BLOCK

RESIDENTIAL COMPLEX "RT"
GROSS AREA = 267,000 SQ.FT.
GROUND FLOOR AREA = 75,000 SQ.FT.
BLDG HEIGHT = 4 STORIES
BLDG WIDTH = 90'-0"
170 UNITS

12"x6"x12" TEE (LIVE TAP)
6" GATE VALVE
12" GATE VALVE
THRUST BLOCK

GAS LINE (SIZE TBD)

12"x8"x12" TEE (LIVE TAP)
8" GATE VALVE
2–12" GATE VALVES
THRUST BLOCK

D BANK

PRESSURE CONTROL VALVE

12"x12"x12" TEE (LIVE TAP)
3–12" GATE VALVES
THRUST BLOCK

GATEWAY PERFORMANCE (GWP)
OPEN SPACE
RESIDENTIAL DISTRICT (RO)

TAX MAP 61Z LOT 9
ONYX TD CONCORD LLC
220 RESERVOIR STREET, STE. 3
NEEDHAM, MA 02494–3146
BK 3874 PG 904

TAX MAP 61Z LOT 14
THOMAS E. GRAHAM IRREVOCABLE
TRUST & ELEANOR C.
GRAHAM IRREVOCABLE TRUST
274 SHEEP DAVIS RD
CONCORD, NH 03301
BK 2045 PG 1881

MATCHLINE – 1
MATCHLINE – 2

TAX MAP 61Z LOT 11
CITY OF CONCORD
41 GREEN ST
CONCORD, NH 03301
BK 2206 PG 76

GAS LINE (SIZE TBD)

PROPOSED TAX MAP 611Z LOT 40-1

RESIDENTIAL COMPLEX "RS"
GROSS AREA = 267,000 SQ.F.T. (4 STORY)
GROUND FLOOR AREA = 75,000 SQ.F.T.
BLDG HEIGHT = 4 STORIES
BLDG WIDTH = 90'-0"
170 UNITS

STATE PLANE

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 feet

Design: ISM	Draft: HCH	Date: 04/14/2026	
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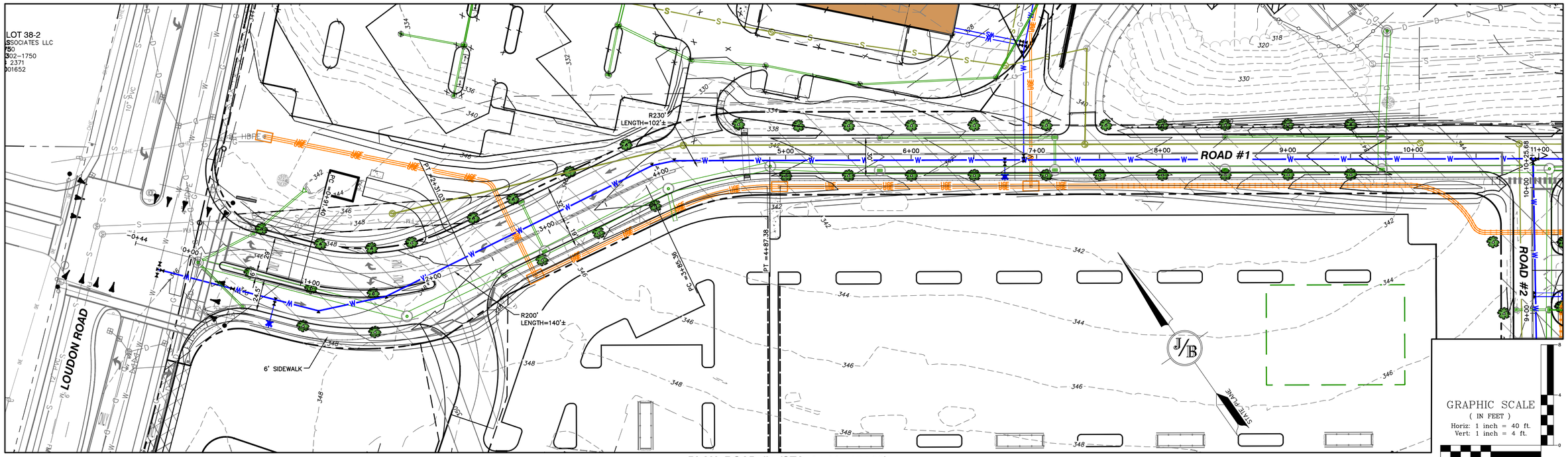
JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: UTILITY PLAN - EAST

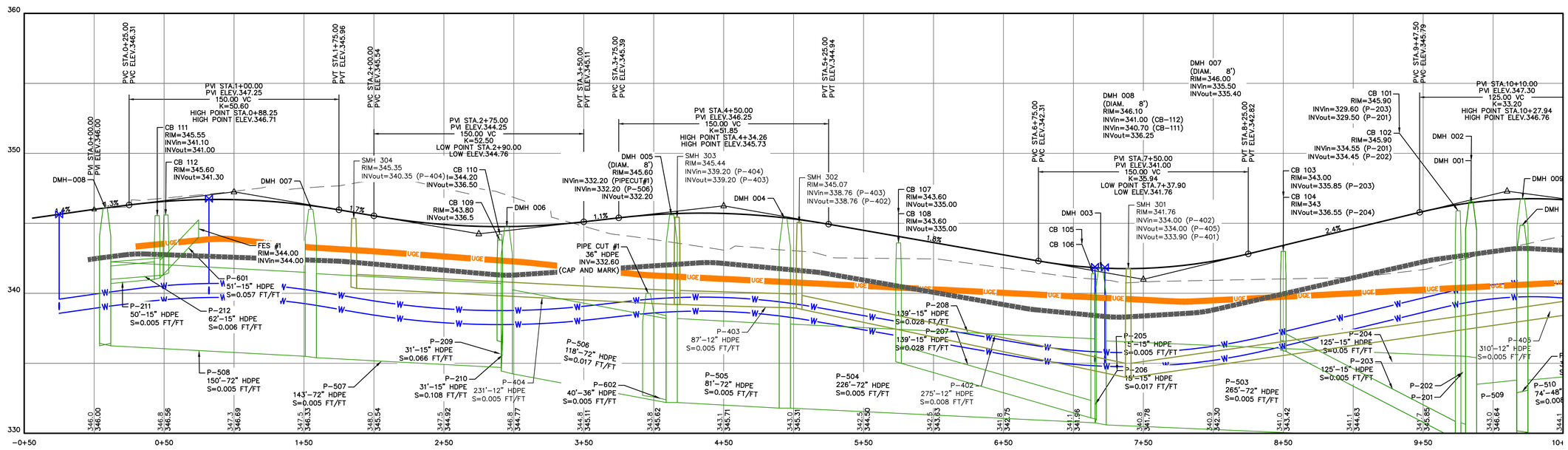
Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
C4.2
SHEET NO. 26 OF 31
JBE PROJECT NO. 23031



PLAN: ROAD #1 (STA -0+44 - 10+00)



PROFILE: ROAD #1 (STA -0+44 - 10+00)

DRAINAGE STRUCTURE TABLE

DMH 001
(DIAM. 8')
RIM=346.45
INVin=329.50 (P-503)
INVin=329.50 (P-509)
INVin=334.25 (P-202)
INVout=329.50 (P-501)

DMH 002
(DIAM. 8')
RIM=346.55
INVin=329.40 (P-201)
INVin=329.40 (P-501)
INVout=329.30 (P-502)

DMH 003
(DIAM. 8')
RIM=341.75
INVin=330.75 (P-206)
INVin=330.75 (P-205)
INVin=330.75 (P-504)
INVout=330.60

DMH-004
(DIAM. 8')
RIM=345.35
INVin=331.80 (P-505)
INVout=331.80 (P-504)

DMH-006
(DIAM. 8')
RIM=344.75
INVin=334.45 (P-210)
INVin=334.45 (P-209)
INVin=334.70 (P-507)
INout=334.25

DMH-007
(DIAM. 8')
RIM=346.00
INVin=335.50 (P-508)
INVout=335.40 (P-507)

DMH-009
(DIAM. 8')
RIM=346.75
INVin=329.90 (P-524)
INVin=329.80 (P-510)
INVout=336.25

P 201
10'-15" HDPE
S=0.010 FT/FT

P 202
17'-15" HDPE
S=0.012 FT/FT

P 509
37'-48" HDPE
S=0.008 FT/FT

CB 105
(DIAM. 5')
RIM=341.34
INVin=331.10 (P-207)
INVout=331.00 (P-205)

CB 106
(DIAM. 5')
RIM=341.30
INVin=331.10 (P-208)
INVout=331.00 (P-206)

2	04/14/26	ISSUED FOR CDP APPLICATION SUBMISSION	ISM
1	03/05/26	OVERALL SITE PLAN RE-ISSUED FOR STAFF PRE-APPLICATION MEETING	ISM
0	11/20/24	ISSUED FOR REVIEW	ISM
REV.	DATE	REVISION	BY

Design: ISM	Draft: HCH	Date: 04/14/2026
Checked: WGM	Scale: AS SHOWN	Project No.: 23031
Drawing Name: 23031-PLAN_CDP.DWG		

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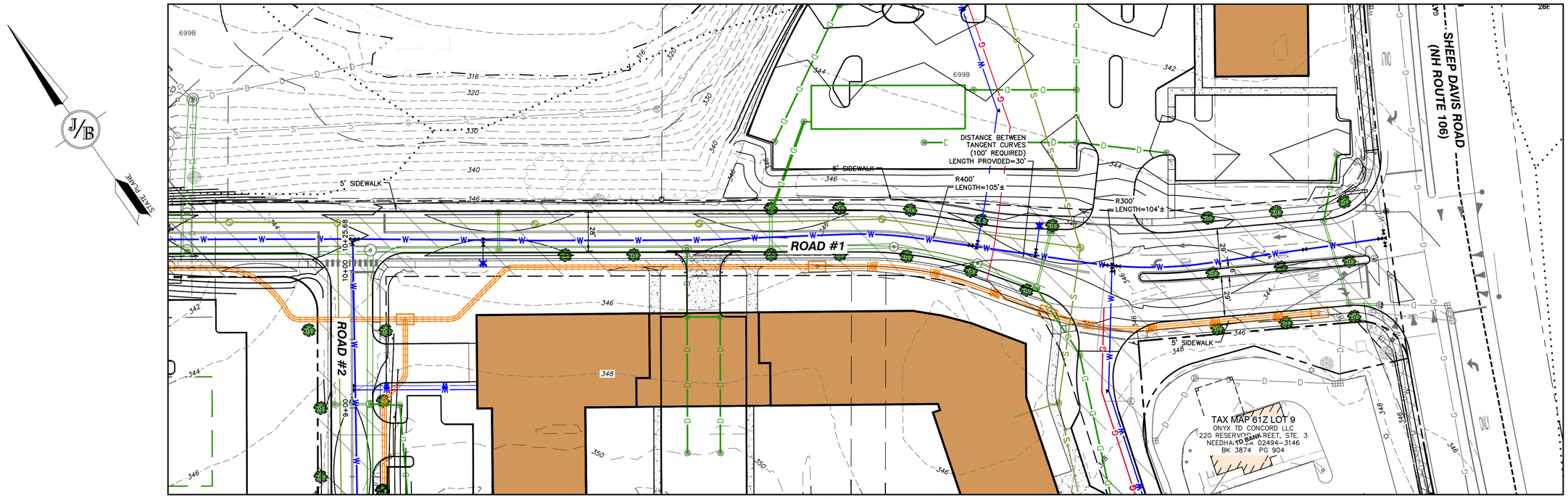
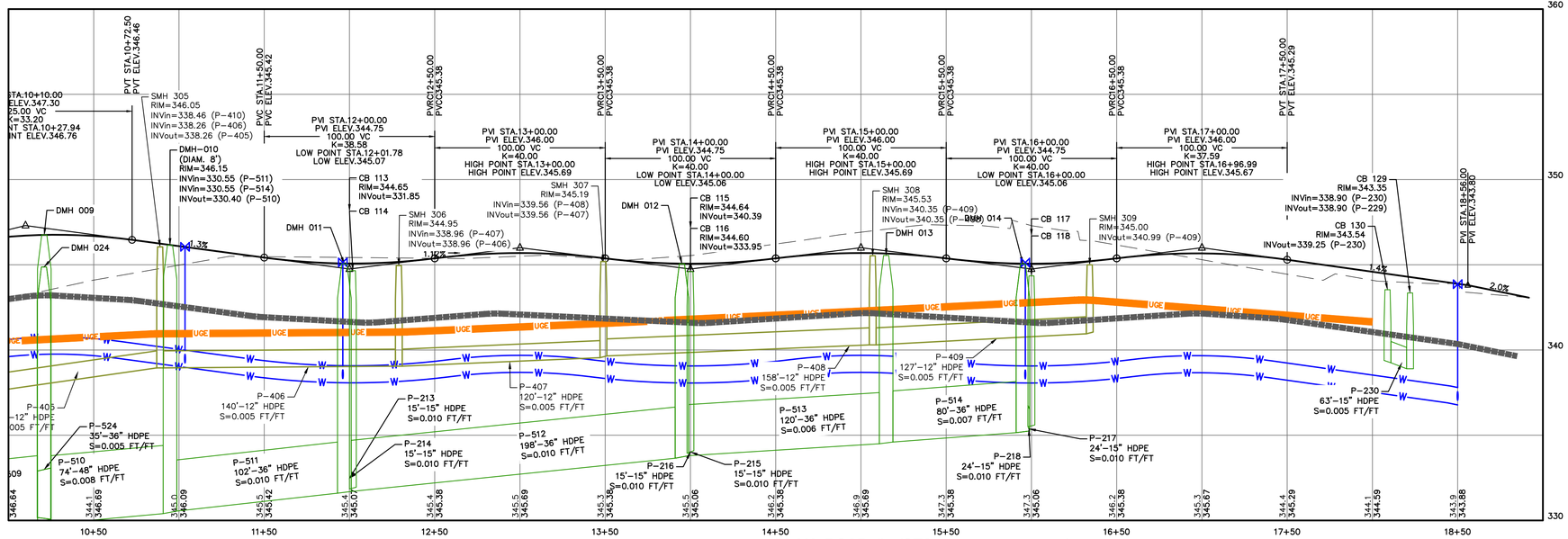
JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	ROADWAY PLAN & PROFILE
Project:	"STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH
Owner of Record:	ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC 220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
P1
SHEET NO. 27 OF 31
JBE PROJECT NO. 23031



PLAN: ROAD #1 (STA 10+00 - 18+91.79)



PLAN: ROAD #1 (STA 10+00 - 18+91.79)

DRAINAGE STRUCTURE TABLE

CB 114
RIM=344.65
INVout=331.85

DMH 011
(DIAM. 6')
RIM=345.05
INVin=331.70 (P-213)
INVin=331.70 (P-214)
INVin=331.70 (P-511)
INVout=333.60

DMH 012
(DIAM. 6')
RIM=345.05
INVin=333.80 (P-215)
INVin=333.80 (P-216)
INVin=333.80 (P-512)
INVout=333.65

DMH 013
(DIAM. 6')
RIM=345.55
INVin=334.60 (P-514)
INVout=334.50

DMH-014
(DIAM. 6')
RIM=345.05
INVin=335.25 (P-217)
INVin=335.25 (P-218)
INVout=335.15

CB 117
(DIAM. 4')
RIM=344.35
INVout=335.50

CB 118
(DIAM. 4')
RIM=344.35
INVout=335.50

DMH-024
(DIAM. 6')
RIM=344.87
INVout=330.07 (P-524)

GRAPHIC SCALE
(IN FEET)
Horiz: 1 inch = 40 ft.
Vert: 1 inch = 4 ft.
0
40
80
0
4
8

Design: ISM	Draft: HCH	Date: 04/14/2026	
Checked: WGM	Scale: AS SHOWN	Project No.: 23031	
Drawing Name: 23031-PLAN_CDP.DWG			

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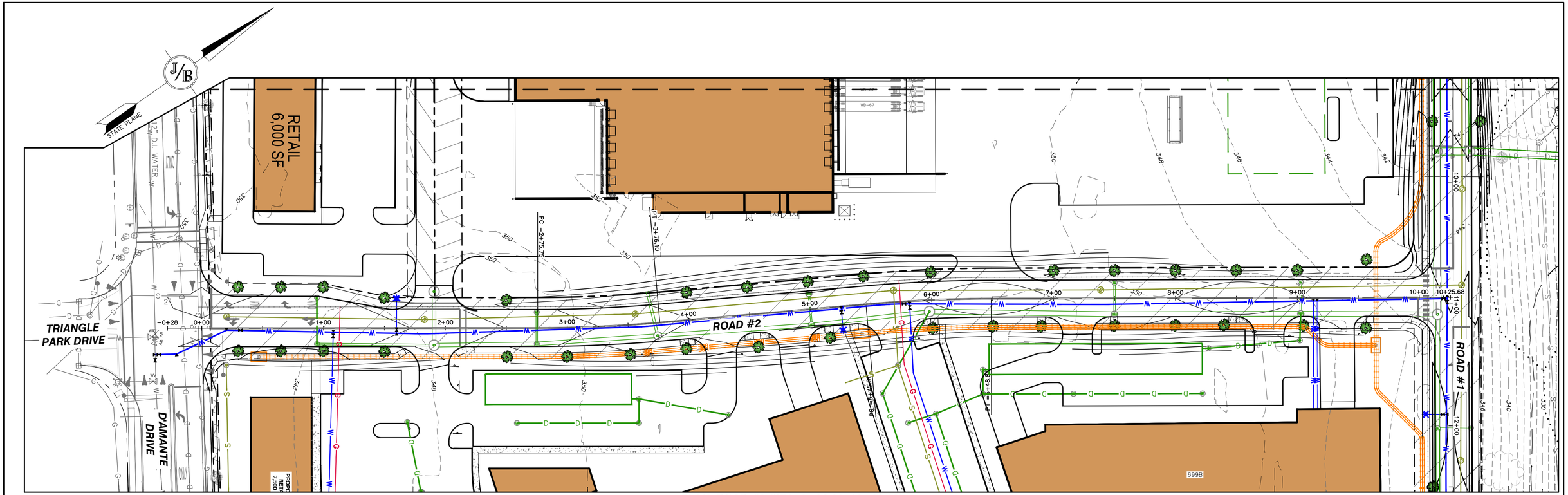
Owner of Record:	ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC 220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

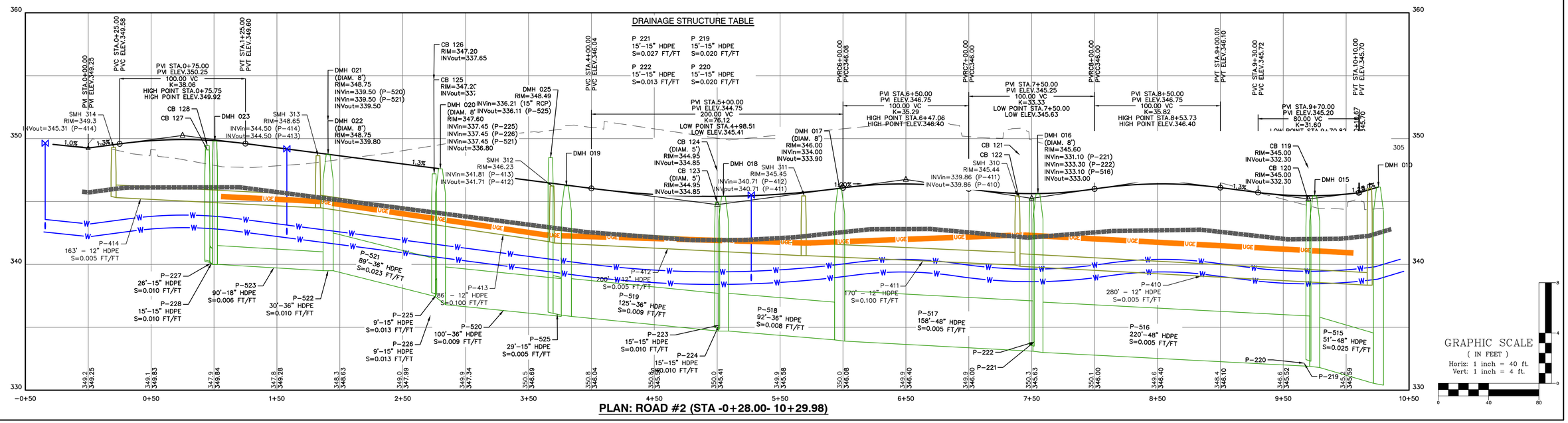
DRAWING No.

P2

SHEET NO. 28 OF 31
JBE PROJECT NO. 23031



PLAN: ROAD #2 (STA -0+28.00- 10+29.98)



PLAN: ROAD #2 (STA -0+28.00- 10+29.98)

Design: ISM	Draft: HCH	Date: 04/14/2026	
Checked: WGM	Scale: AS SHOWN	Project No.: 23031	
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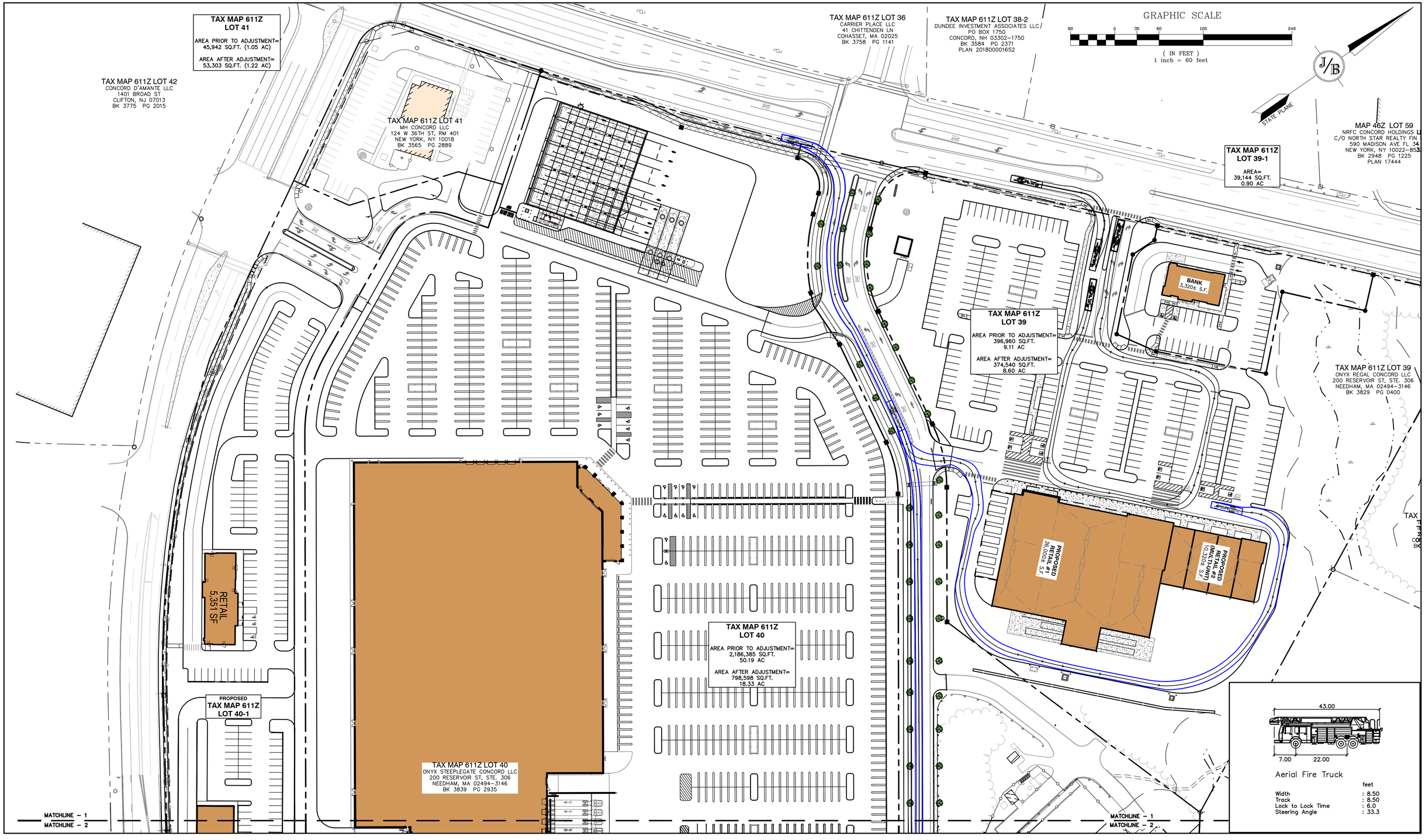
JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name:	ROADWAY PLAN & PROFILE
Project:	"STEEPLEGATE & REGAL REDEVELOPMENTS" LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH
Owner of Record:	ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC 220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.

P3

SHEET NO. 29 OF 31
JBE PROJECT NO. 23031



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Checked: WGM	Scale: AS SHOWN	Project No.: 23031	
Drawing Name: 23031-PLAN_CDP.DWG			

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0	11/20/24	ISSUED FOR REVIEW	ISM

JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: TRUCK MOTION PLAN - WEST

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
T1
SHEET NO. 30 OF 31
JBE PROJECT NO. 23031

MATCHLINE – 1
MATCHLINE – 2

TAX MAP 614Z LOT 67
HOME DEPOT USA INC #3485
PO BOX 105842
ATLANTA, GA 30348
BK 2076 PG 1237

RETAIL
6,000 SF

UNDERGROUND
CHAMBER SYSTEM
(DETENTION & INFILTRATION)

EXISTING PRIMARY LEVEL
SPREADER & DISTRIBUTION
VAULT

EXISTING SECONDARY LEVEL SPREADER

J/B
STATE PLANE

D'AMANTE DRIVE

PROPOSED
RETAIL
7,500 S.F.

PROPOSED
RETAIL
7,500 S.F.

RESIDENTIAL COMPLEX "R2"
GROSS BLDG. AREA = 15,000 SQ.FT.
BLDG HEIGHT = 35'-0"
170 UNITS

PROPOSED
TAX MAP 611Z
LOT 40-1
1,359,107, SQ.FT.
31.20 AC

RESIDENTIAL COMPLEX "R1"
GROSS BLDG. AREA = 15,000 SQ.FT.
BLDG HEIGHT = 35'-0"
170 UNITS

(30'-WIDE ACCESS DRIVE)
ROAD #1

RELOCATED
HEALTH CLUB
34,000± S.F.

EXISTING
TRAMPOLINE PARK
35,993± S.F.

TD BANK

PROPOSED
TAX MAP 611Z
LOT 40-1

RESIDENTIAL COMPLEX "R3"
GROSS BLDG. AREA = 15,000 SQ.FT.
BLDG HEIGHT = 45'-0"
170 UNITS

TAX MAP 61Z LOT 11
CITY OF CONCORD
41 GREEN ST
CONCORD, NH 03301
BK 2206 PG 76

43.00
7.00
22.00
Aerial Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 33.3

TAX MAP 614Z LOT 68
VENEZIA REALTY ASSOC. LLC
PO BOX 1750
CONCORD, NH 03302
BK 2134 PG 0958

TAX MAP 61Z LOT 8
DEER STREET ASSOCIATES
157 DEER ST
PORTSMOUTH, NH 03801
BK 3775 PG 1531

GATEWAY PERFORMANCE (GWP)
OPEN SPACE
RESIDENTIAL DISTRICT (RO)

TAX MAP 61Z LOT 9
ONYX TD CONCORD LLC
220 RESERVOIR STREET, STE. 3
NEEDHAM, MA 02494–3146
BK 3874 PG 904

TAX MAP 61Z LOT 14
THOMAS E. GRAHAM IRREVOCABLE
TRUST & ELEANOR C.
GRAHAM IRREVOCABLE TRUST
274 SHEEP DAVIS RD
CONCORD, NH 03301
BK 2045 PG 1881

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 feet

Design: ISM	Draft: HCH	Date: 04/14/2026
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JONES&BEACH ENGINEERS INC.
85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885
603.772.4746 - JonesandBeach.com

Plan Name: TRUCK MOTION PLAN - EAST

Project: "STEEPLEGATE & REGAL REDEVELOPMENTS"
LOUDON RD, D'AMANTE DRIVE & SHEEP DAVIS RD, CONCORD, NH

Owner of Record: ONYX REGAL CONCORD, LLC/ONYX STEEPLEGATE, LLC/ONYX TD CONCORD, LLC
220 RESERVOIR STREET, SUITE 3, NEEDHAM, MA 02494

DRAWING No.
T2
SHEET NO. 31 OF 31
JBE PROJECT NO. 23031