

New Hampshire Distributors  
65 Regional Drive, Concord New Hampshire

Project Narrative

New Hampshire Distributors LLC (NH Distributors) is proposing to construct two building additions to the existing building located at 65 Regional Drive in Concord, New Hampshire. The 15.54 acre subject property is catalogued locally as Tax Map 111-G / Block 01 / Lot 32. The property is located in the Industrial (IN) Zoning District. The proposed project includes the construction of 64,000 SF of new/renovated building space to handle an increased volume of shipments.

The project is proposed to be constructed in two phases. Phase I includes construction of the southwest building addition, new parking lot, new perimeter road with new entrance onto regional drive, and associated drainage controls. Phase II includes the east building addition, connection of roof drain to underground infiltration gallery and associated pavement regrading and restoration. The property is serviced by municipal water and sewer. Both building additions will be fully sprinklered.

The project proposes to construct a perimeter driveway to a new curb cut onto Regional Drive. An existing driveway curb cut will be closed to maintain the current number of driveways.

The storm water controls will be on-site infiltration in three (3) underground galleries located beneath proposed and existing parking lots. There are overflow connections from the gallery to the existing storm drain system located on-site that ultimately connects via overflow to the existing municipal system. The total area disturbed for construction of the project will be 180,000 SF with no proposed disturbances to wetlands or water bodies.

NH Distributors intends to design all of the site improvements together. The architectural details of the east addition are not finalized at this time. NH Distributors will submit architectural elevations and floor plans, and revised grading of the parking lot if required to accommodate the building, in the future. The impervious area has been accounted for in the drainage controls that will be constructed during Phase I. A stub will be provided to Gallery #2 in order to connect the roof drains from the east addition in the future.



EXISTING SOUTHWEST CORNER OF BUILDING



EXISTING SOUTHWEST CORNER OF BUILDING (2)

SITE PHOTOGRAPHS WERE TAKEN BY NOBIS ON JANUARY 17, 2017.



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Client - Focused, Employee - Owned

SITE PHOTOGRAPHS  
NH DISTRIBUTORS EXPANSION  
65 REGIONAL DRIVE  
CONCORD, NEW HAMPSHIRE

DRAWN BY:	JLK	CHECKED BY:	ERL
PROJECT NO.	85130.04	DATE:	JANUARY 2017



EXISTING FRONT GATE - SOUTH



LOCATION OF PROPOSED PARKING LOT - SOUTH EAST

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LOCATION OF PROPOSED ACCESS DRIVEWAY ENTRANCE - SOUTH EAST



LOCATION OF PROPOSED ACCESS DRIVEWAY - EAST

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